

UNIT TO LET

10,929 ft² (1,015 m²)



TO BE FULLY
REFURBISHED



GREAT YARD
AND PARKING



GROUND FLOOR
OFFICES



www.ipif.com/thenore

INDSUTRIAL / WAREHOUSE UNIT TO LET

THE NORE INDUSTRIAL ESTATE
HOVEFIELDS AVENUE, BASILDON, ESSEX, SS13 1EB

IPIF



LOCATION

The Nore Estate lies on Hovefields Avenue off Courtauld Road on the established Burnt Mills Industrial Estate to the north east of Basildon town centre. Road connections are excellent with the A127 offering connections to the M25 (Junction 29) within approximately nine miles of the premises. To the east of the premises lies the A130 providing a dual carriageway connection to the A12 and Chelmsford and thereafter the East Coast Ports.

DESCRIPTION

The accommodation comprises of industrial/warehouse units of steel portal frame construction incorporating block internal walls with external cladding of brick and profile metal sheeting.

SPECIFICATION

- Roller shutter door
- Personnel door
- Ground floor office
- Male/Female WC's
- Yard and park

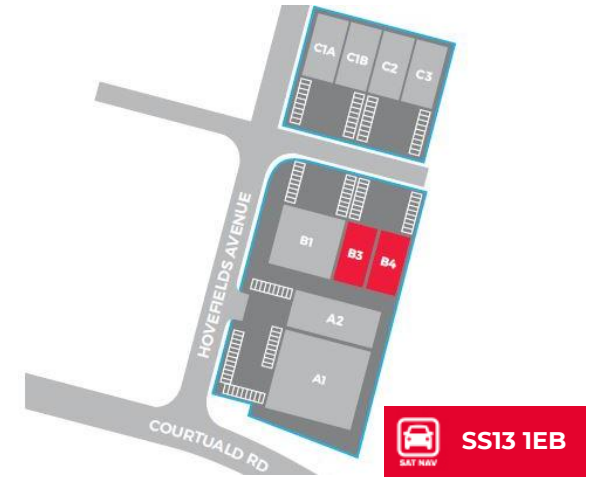
ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	M ²	FT ²
Warehouse	912	9,820
Office/WC's	103	1,109
Total	1,015	10,929

LEASE TERMS

The units are available on new full repairing and insuring lease.



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

An EPC is available on request.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord



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