

**107,160 SQ FT**  
(9,955 M<sup>2</sup>)

# **SINGLE STOREY HIGH BAY WAREHOUSE**

On a site of 4.58 acres (1.85 hectares)



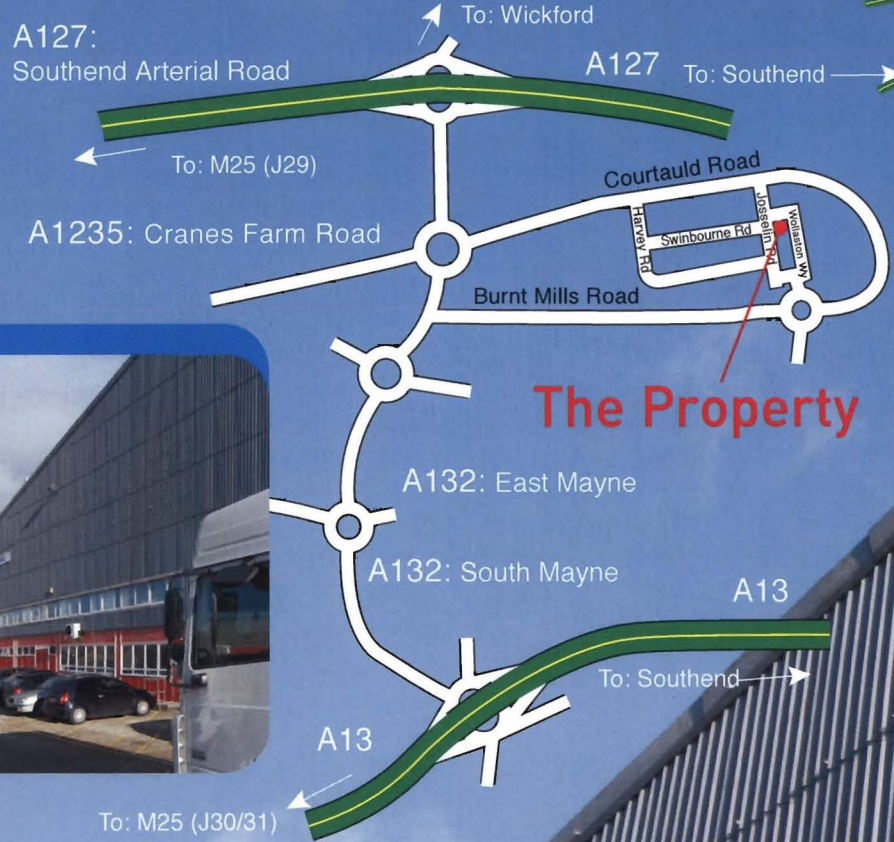
**Josselin Road  
Burnt Mills Industrial Estate  
Basildon Essex  
To Let**

## Location

The property is situated in Josselin Road which comprises part of the established Burnt Mills Industrial Area, approximately 3 miles north east of Basildon town centre.

Josselin Road connects with the south side of Courtauld Road providing access to East Mayne (A132) and the following:

- A127 – 1 mile (dual carriageway connection to Southend and M25)
- A13 – 2 1/2 miles (via East Mayne/South Mayne).
- A130 – 4 miles (via A127 providing dual carriageway access to Chelmsford and the A12).
- Junction 29 M25 – 10 miles (via A127).



**The Property**

## Accommodation

(Approximate gross internal areas)

	Sq ft	Sq m
Warehouse		
Bay 1	47,686	4,430
Bay 2	43,434	4,035
Bay 3	9,150	850
Offices		
Ground	4,090	380
First	2,800	260
Total	107,160	9,955
Site Areas	4.58 acres	(1.85 hectares)

## Terms

The property is available to let on a new lease for a term to be agreed, subject to contract. Full details upon application.

## Viewing and further information

Contact the sole agents.  
 Jim Frankis 020 7087 5311  
 John Porter 020 7087 5295



## Description

The property comprises a single storey high bay warehouse arranged in two main bays with a further smaller bay. The property has elevations of brick/blockwork with lined cladding around steel portal framework supporting an insulated asbestos roof. The specification incorporates the following:-

- Minimum 30ft (9.14 metres) eaves to main warehouse bays.
- Self contained and secure site.
- Concrete hardstanding to three sides of the building.
- 6 dock level loading doors.
- 1 loading door with concrete ramp access.
- 3 ground level loading doors.
- Lighting throughout.
- Fully fitted offices with heating and lighting.

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