



9 SEAX COURT

TO LET

INDUSTRIAL / WAREHOUSE UNIT
10,142 SQ FT (942.22 SQ M)

Seax Way, Basildon, Essex • SS15 6SW



LOCATION

Seax Court is located just to the south of the Southend Arterial Road (A127) on the Southfields Industrial Estate, Laindon five miles to the east of the M25 and four miles to the west of Basildon town centre with the A13 a short distance to south. Laindon main line station is located approximately two miles south-east of the estate

View on
[Google Maps](#)



ACCOMMODATION

The property provides the following approximate gross internal areas:

AREA	SQ FT	SQ M
Warehouse	8,320	772.99
Offices	1,460	135.65
Total	10,142	942.22



DESCRIPTION

The property comprises a mid-terrace warehouse unit of steel portal frame construction. The external elevations and pitched roof are all clad externally in profile steel metal sheeting, with blockwork inner walls separating the subject property from adjoining neighbours.

Access to the office space is provided to the front of the property, via a personnel door, with the office specification including fully carpeted floors, male/female WCs, perimeter trunking to the first floor, window blinds, and a mix of LED and CAT 2 lighting.

To the rear of the unit is a yard, providing parking and external storage space, and to the front is communal parking.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

RENT

On application.

EPC

C-63 (valid until 28 March 2032).

VIEWINGS

For further information or to arrange a viewing, please contact:



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