

Unit 9 Orion Court, Cranes Frame Road, Basildon, Essex. SS14 3DB

RENT - £16,500 PER ANNUM (£1,375 PCM)

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- Industrial premises with ground floor manufacturing/storage area and mezzanine.
- Ground Floor Area: 1,203.41 sq.ft (111.8 sq.m)
- First Floor Mezzanine Area: 928.6 sq.ft (86 sq.m)
- Communal parking

A mid-terraced Industrial premises located within Orion Court, Cranes Farm Road, Basildon Essex. Offering ground floor space for manufacturing or storage and a further mezzanine offering additional storage/office space. Previously used for carpentry but may suit a variety of industrial uses subject to Landlords Consent.

Full Description
An industrial unit with mezzanine offices and storage - to let. GF Area: 1,203 sq.ft. (111 sq.m.) + mezzanine.

Accommodation
GROUND FLOOR:

WAREHOUSE: 31' X 18'
STORAGE ROOM 1 (GROUND FLOOR): 15' X 13'5"
STORAGE ROOM 2 (GROUND FLOOR): 14'5" X 13' AND OPENING THROUGH TO FURTHER STORAGE: 11' X 8'5"
KITCHEN: 11' X 8'5"
MALE & FEMALE W/C's

MEZZANINE:

OPEN MEZZANINE SPACE: 17'8" X 12'10"
'L' SHAPED OFFICE: 22'8" X 9'4" FURTHER OFFICE SPACE: 10'4" X 8'7"
MEETING ROOM: 11'8" X 8'
ADDITIONAL STORAGE: 8' X 7'11"

COMMUNAL PARKING

Location
The property is located on Orion Court, Basildon just off of Cranes Farm Road and a short distance from the A127 both Southend and London Bound.

Amenities
Local amenities include local bus routes and easy access to the A127 both Southend and London Bound.

Services
Services include, mains gas, electricity and water.

Terms
The premises are to let on a new Law Society lease for a term to be agreed at a rent of £16,500 per annum exclusive. VAT is not payable on rent and service charge

Please note that the ingoing Tenant will be responsible for the preparation of the Law Society Lease at a cost of £350 plus VAT which is payable on completion.

Business Rates
The April 2026 to Present rateable value is £18,000 which are chargeable at 49.6p. in the pound. Small business rates relief may apply.

VAT
VAT is not charged on rent

Legal Costs
The premises are to let on the Law Society's standard form of lease and the ingoing tenant is to meet the costs of its' preparation in the sum of £350 + VAT.

Service Charge
The lease will contain the provision for an estate service charge. Service charge amount to be confirmed.

Parking Notes
Communal Parking.

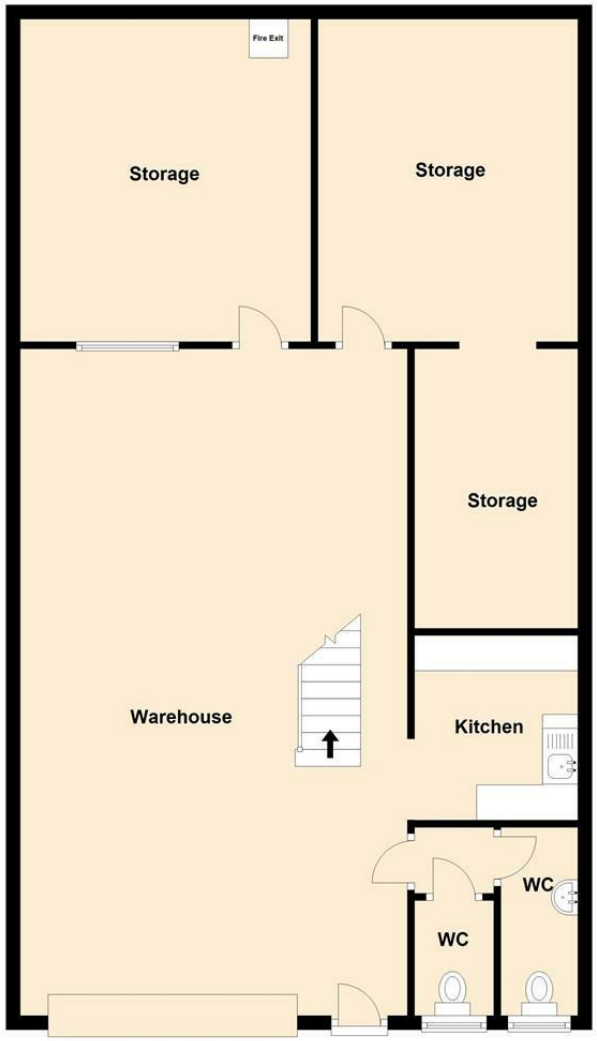
Planning
B1/B2

Viewing
By prior appointment with Hair & Son Limited (Commercial): 01702 394959 (Option 3)



Ground Floor

Approx. 1200.1 sq. feet



Total area: approx. 1903.8 sq. feet