

# lots 26-30

Rent  
Lot 26 - £13,500 per annum exclusive  
Lot 27 - £24,000 per annum exclusive  
Lot 28 - £15,000 per annum exclusive  
Lot 29 - £30,000 per annum exclusive  
Lot 30 - Peppercorn

## Units 8, 10, 14, 19 & 20 Repton Court, Repton Close, Burnt Mills Industrial Estate Basildon, Essex SS13 1LN

### Well Located Warehouse Investments

- To be offered as 5 separate lots
- Well Located Warehouse units on the strategically located Burnt Mills Industrial Estate
- Nearby occupiers include Plumb Center, Autoglass and East London Packaging Supplies Limited



LOT 30



LOT 27

On behalf of Receivers **CBRE**



LOT 29

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LOT 26



LOT 28

### Location

Miles: 15 miles west of Southend-on-Sea  
 17 miles south of Chelmsford  
 20 miles east of Central London  
 Roads: A127, A130  
 Air: London Southend Airport

### Situation

The properties are situated on the established Burnt Mills Industrial Estate between Sherborne Drive and Archers Fields Close, strategically located adjacent to the A132 dual carriageway providing direct access to the A127 that connects to the M25. Nearby occupiers include Plumb Center, Autoglass, East London Packaging Supplies Limited, ITEC Learning Technologies and a number of independent occupiers. Basildon town centre is located a short distance to the west.

### Description

The properties each comprise warehouse units with roller shutter doors and front loading areas.

### Tenure

Freehold - All these lots are to be offered Freehold.

### VAT

VAT is applicable to these lots.

### Note

These properties are being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of these sales without personal liability.

### Six Week Completion

### Tenancy and accommodation

Lot	Unit	Floor	Use	Floor Areas (Approx.)		Tenant	Term	Rent p.a.x.
26	10	Ground Mezzanine	Warehouse/Office	149.70 sq m 78.30 sq m	(1,611 sq ft) (844 sq ft)	<b>ASBESTRIP LIMITED &amp; BROADLAND GROUP LIMITED (t/a Vertex Asbestos Removal)</b>	3 years from 14/04/2016 until 13/04/2019	£13,500
27	14	Ground/ Mezzanine	Warehouse/Ancillary	272.21 sq m	(2,930 sq ft)	<b>INFRA RED SYSTEMS GROUP LIMITED (t/a ISG Thermal Systems)</b>	3 years from 08/04/2011 until 07/04/2014 (Holding Over)	£24,000
28	19	Ground Mezzanine	Warehouse/Ancillary	188.83 sq m 127.39 sq m	(2,033 sq ft) (1,371 sq ft)	<b>A. AWOBADEJO (t/a Wosi Wosi)</b>	3 years (less 1 day) from 28/02/2015 until 26/02/2018	£15,000
29	20	Ground Mezzanine First	Ancillary Ancillary Offices	303.31 sq m 159.15 sq m 106.94 sq m	(3,265 sq ft) (1,713 sq ft) (1,151 sq ft)	<b>G LOOK FASHION LIMITED (t/a Lusty)</b>	3 years from 05/04/2016 until 04/04/2019	£30,000
30	8	Ground Mezzanine First	Warehouse/Ancillary Office/Ancillary Office	- - -	- - -	<b>M. HADIPOUR-RAHMABADI (t/a Five Star Windows)</b>	125 years from 25/03/2001 until 24/03/2126	Peppercorn

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### Buyer's Legal Report Service

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### Seller's Solicitors:

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