

Warehouse 414, Sharp House, 14 The Gloucesters, Crompton Close, Basildon, Essex, SS14 3



## WAREHOUSE TO LET

Large Warehouse to Let, to Rent,  
at rear of Sharp House. Flexible  
use.

4400 sq.ft Warehouse



- **Available from September 1st 2025**
- **Rent £3950.00 monthly**
- Suitable for light engineering, storage, packing, despatch etc. Loading Bay and reception door, service road entry and parking.
- Washrooms and kitchen area.
- Large open plan area, rectangular shape
- Pricing based on 2 or 3 year lease
- Price includes reasonable electricity use and internet

Services at Warehouse 414	
Service	Status
High Speed Internet	£ Available
WiFi	£ Available
Enterprise Grade Telephony	£ Available
Meeting Rooms	£ Available
Allocated Parking	Yes
Secure access	Yes
Intercom system	Yes
24/7 access	Yes
Cleaning of common areas	Yes
Commercial/Retail area close by	Yes
Shared kitchen	Yes
Newly refurbished washrooms	Yes
Showers	Yes

### Description

Offering a range of office spaces on both the ground and first floors. Located at the front of building is a communal lobby equipped with secure entry systems.

Ample on-site parking. Communal areas are cleaned and serviced regularly.

In most cases office sites are refurbished and decorated before let.

Meeting Rooms can be hired at nearby Cornwallis House. These have 75 inch screens & audio visual facilities and can hold between 4 and 50 delegates.

Basildon has a population of 110,000 people and lies 25 miles east of London, just 5 miles from the M25 J29. Conveniently located for access to A13, A127 and A12.

### Why rent through us?

We are a local commercial property landlord with a portfolio of quality properties including offices, business centres, warehouses and storage across Southern Essex. We offer flexibility to clients whose needs change.

### Our Team

Alongside our team of employed maintenance personnel we have a series of long-term relationships with our external contractors ensuring that we are responsive to any issues that may arise.

### What does this mean for you?

We are here when you need us to report an issue or have a chat about your requirements

### Tenure

negotiable

### Permitted Use

Storage

### Price

Price : £3950.00 monthly

£3,950 per month all inclusive

Vat charged at standard rate

### Business Rates

Rateable Value : £31750.00

### Legal

Legal Costs : No legal costs

### Viewing Details

Via prior arrangement to suit you or visit between 8am and 5pm Monday to Friday

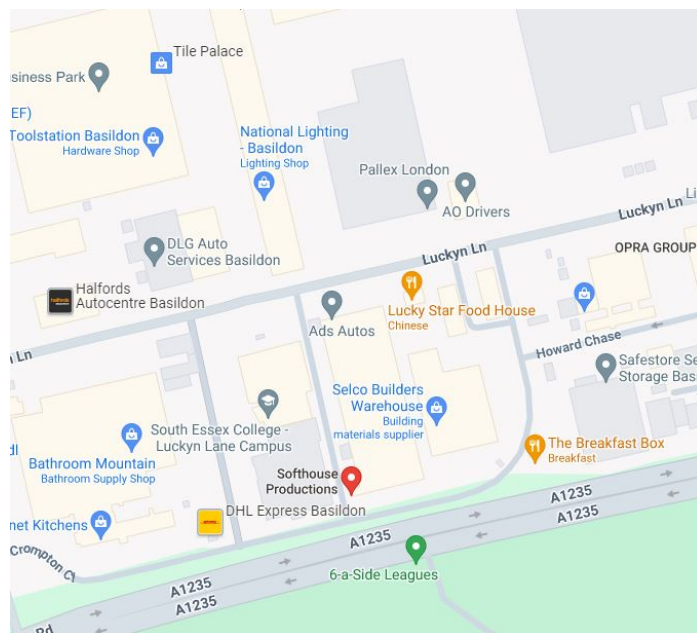
### Energy Rating

Energy Rating : C

### Travel

Sharp House is conveniently located for access to A13 and A127, 5mins to junction 29 of M25 or 10 mins to junction 30 of the M25, Basildon train station is 15 minutes walk.

Local buses stop nearby, 5 minutes from Basildon Bus Station



## Further Images



## Floor Plan