



Unit 2  
Christy Court Southfields  
Business Park  
Basildon  
Essex  
SS15 6TL

## Warehouse/Light Industrial Unit

- 9,900 sq ft (919.7 sq m)
- On-site Parking Available
- Prime Business Location
- Available from 1st August 2025

**01277 289150**

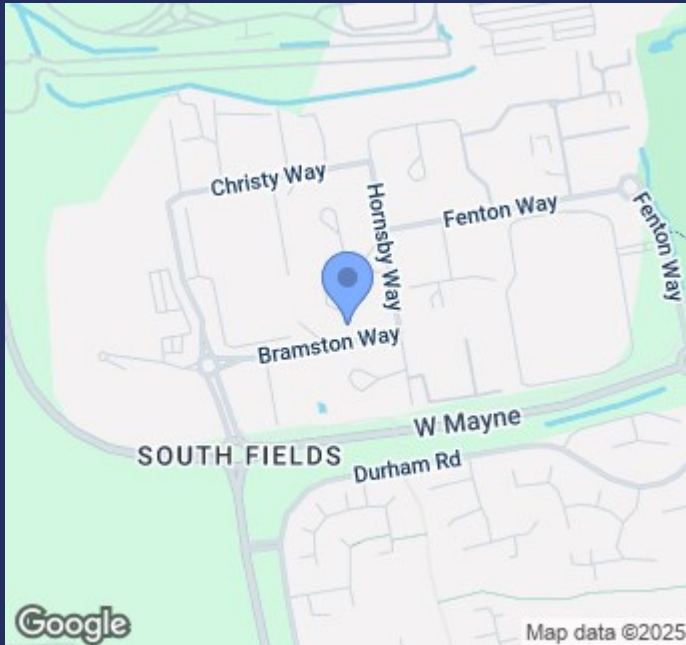
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## Location

The property is located in the centre of Basildon's Southfields Business Park, which lies off the A127 Southend Arterial Road close to its' junction with West Mayne.

The A127 provides direct access to the M25 (junction 29) which is within ten to fifteen minutes drive.



## Description

Christy Court is a warehouse unit, suitable for storage, light industrial, packing and distribution.

The property has a front entrance, with a roller shutter door and parking spaces located at the front of the building. There are washrooms and a kitchen area within the building.

## Accommodation

9,900 sq ft (919.7 sq m)

Ground Floor 5,200 sq ft (483 sq m)  
Mezzanine 4,700 sq ft (436.6 sq m)

## Terms

Offered on new two year lease terms. Other options available.

## Rent

£6,500 pcm

## Business Rates

Prospective tenants are advised to check their business rates liabilities with the local authority

## Service Charge

TBC

## Planning and Use

The property is suitable for light industrial/storage use. Uses under Class E may be considered.

## Energy Performance Certificate

TBC

## VAT

The rent is exclusive of VAT

## Legal Costs

Each party to pay their own legal costs

### Viewing & Further Information:

### Contact MJM Property Consultants:

Mark Mannering  
mark@mjmpropertyconsultants.co.uk  
07896 768002