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Warehouse 454, Unit 1 Christy Court, Unit 1 Christy Court, Basildon, Essex, SS15 6TL



WAREHOUSE TO LET

Large Modern Warehouse to Let in great location

4000sq.ft total

- **Available from December 1st 2026**
- **Rent £3200.00 monthly, Suitable for storage and distribution**
- Suitable for light engineering, storage, packing, despatch etc.
- Loading Bay and reception door, allocated parking.
- Washrooms and kitchen area.
- Large mezzanine with loading area, (ground 2200 sq,ft, mez 1800sq,ft)
- 3 phase electric, security alarm, Access Control
- Located conveniently for access to A127 at Dunton, close to M25
- High Speed Internet available

Services at Warehouse 454	
Service	**Status**
High Speed Internet	£ Available
Enterprise Grade Telephony	£ Available
Allocated Parking	Yes
Secure access	Yes
24/7 access	Yes
Kitchen	Yes

Description

The building has front entrance and roller shutter door.

Washrooms and kitchen areas.

Parking is located at the front of the building.

High Speed Broadband and Enterprise Grade Telephony can be arranged

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.

Service Charges

Service Charge	£208.47 monthly
Buildings Insurance	£149.63 monthly

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

Price based on 2 year lease other options available

Permitted Use

Warehouse

Price

Price : £3200.00 monthly, Suitable for storage and distribution

3200 per month

Business Rates

Rateable Value : £40750.00 effective date 01/04/2026

Parking

3 Allocated Car Park Spaces

Travel

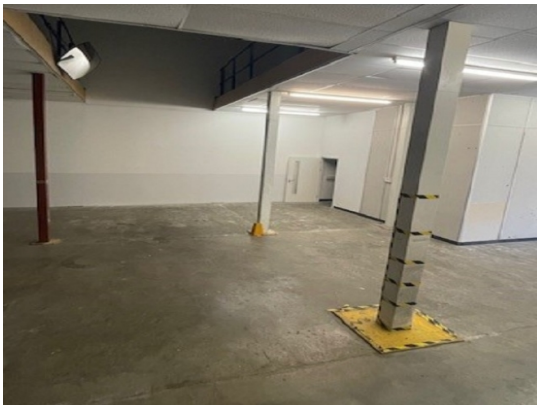
Christy Court is conveniently located for access to A13 and A127, 5 mins to junction 29 of M25 or 10 mins to junction 30 of the M25. Laindon Train Station is 15 minutes walk with links to Central London.

Local Buses stop nearby

Free On-Site Parking

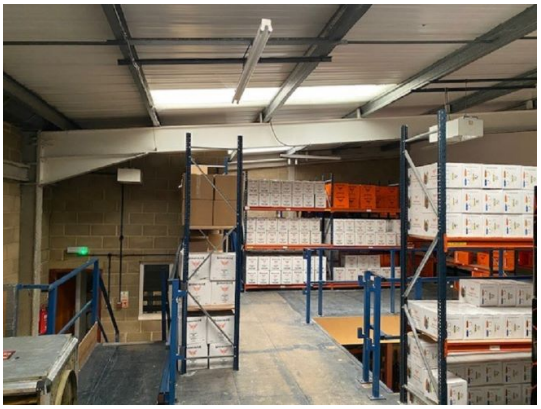


Further Images













Floor Plan