

# BASILDON



## FOR SALE

REGENCY HOUSE  
MILES GRAY ROAD  
BASILDON  
ESSEX  
SS14 3FR

### INVESTMENT

**38,330 SQ. FT. ( 3,561 SQ. M. )**  
**On plot of 0.93 Acres**

-  Investment Opportunity
-  Ample Parking
-  CAT A Offices
-  Potential Income of £1,051,565 per annum
-  Price On Application



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

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# DESCRIPTION AND LOCATION

The property is located fronting Miles Gray Road at its junction with Bentalls running parallel with the A127 and lying north of Basildon town centre and within the established industrial area of PIPPS HILL. Access is available to the nearby A127 via the A176 connecting with the M25 at Junction 29 within 6 miles to the west. Basildon station is located approximately 2 miles to the south within the town centre and has a journey time to London Fenchurch Street of 30 minutes.

The property comprises of a three-storey building to the front which is part of the original building. The property has been substantially extended with a two-storey building to the rear providing additional office space totaling 38,330 Sq.Ft of CAT A office accommodation and communal space and sits on a plot of approx. 0.93 Acres.

The property also offers two areas ideal for hot desking. One being on the first floor and one on the second floor.

The internal specification includes carpet tiling, raised access floors, suspended ceilings with recessed LED lighting, comfort cooling, 8-person lift, kitchen, ground floor reception and WCs on all floors.

Access to the building is via an electric gate and on-site car parking is available approx. 1 space per 250 sq ft.



## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Borough Council 01268 533333

## EPC

Available On Request

## LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

## TENURE

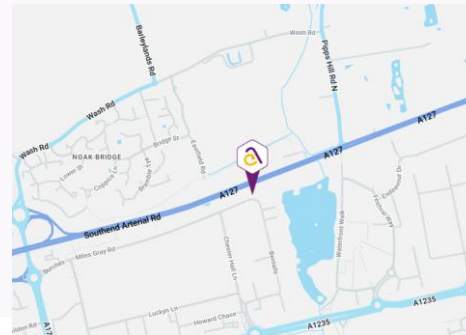
Freehold

## PRICE

Price On Application

## VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis



### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruikis nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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## SOUTHEND OFFICE

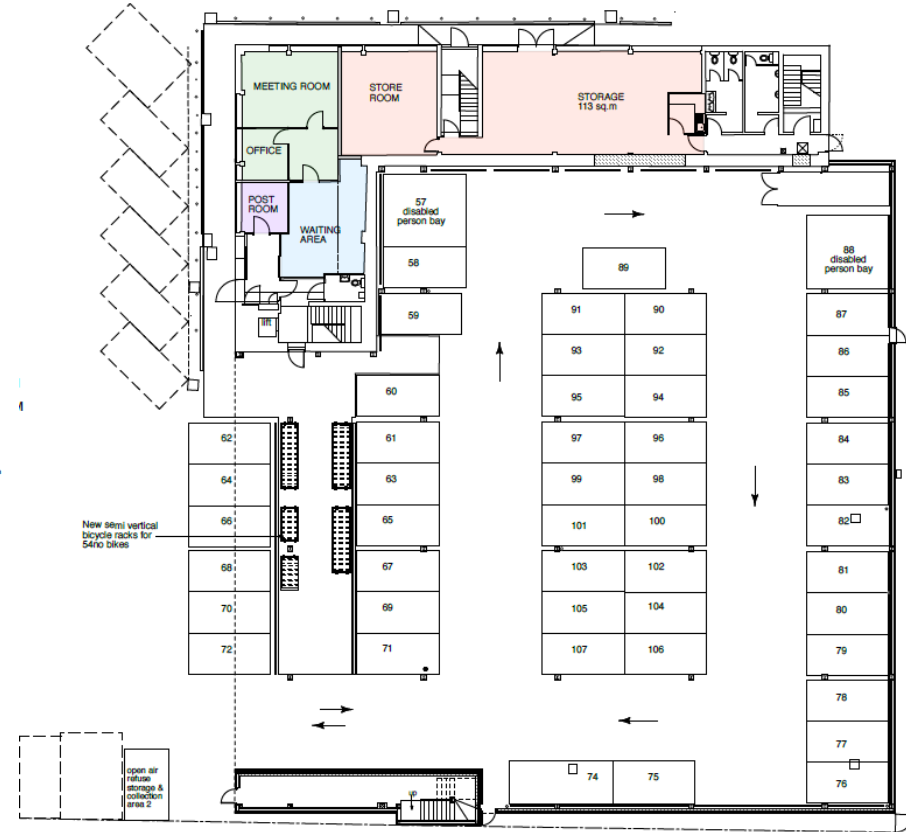
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## CHELMSFORD OFFICE

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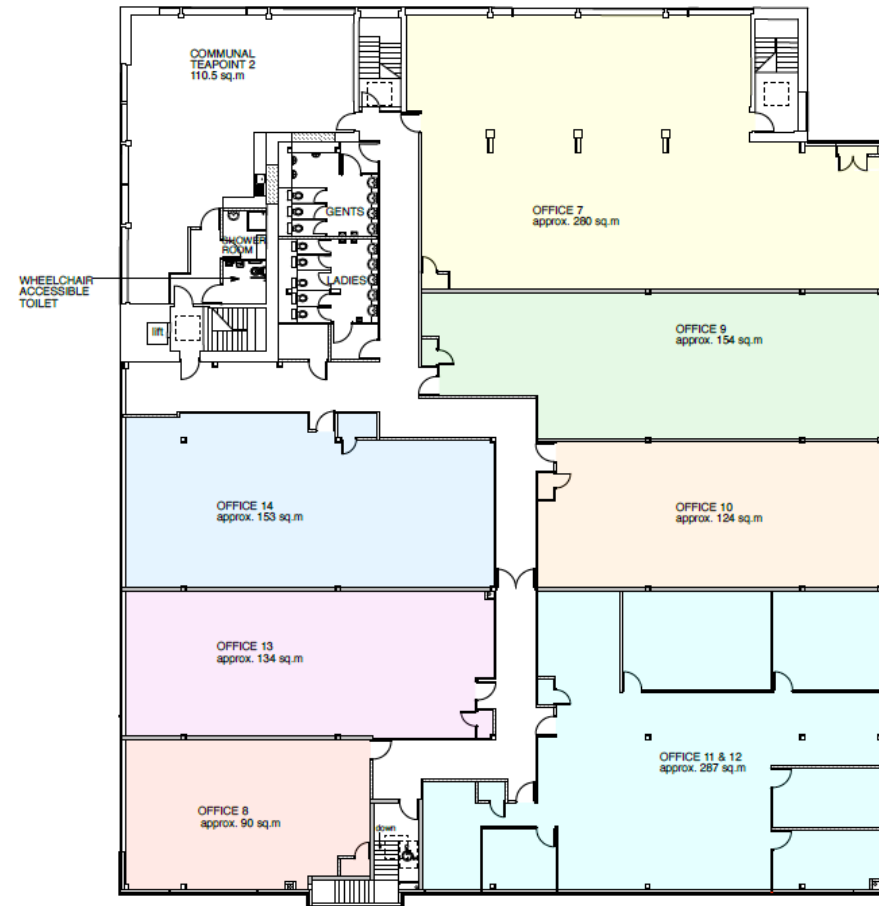
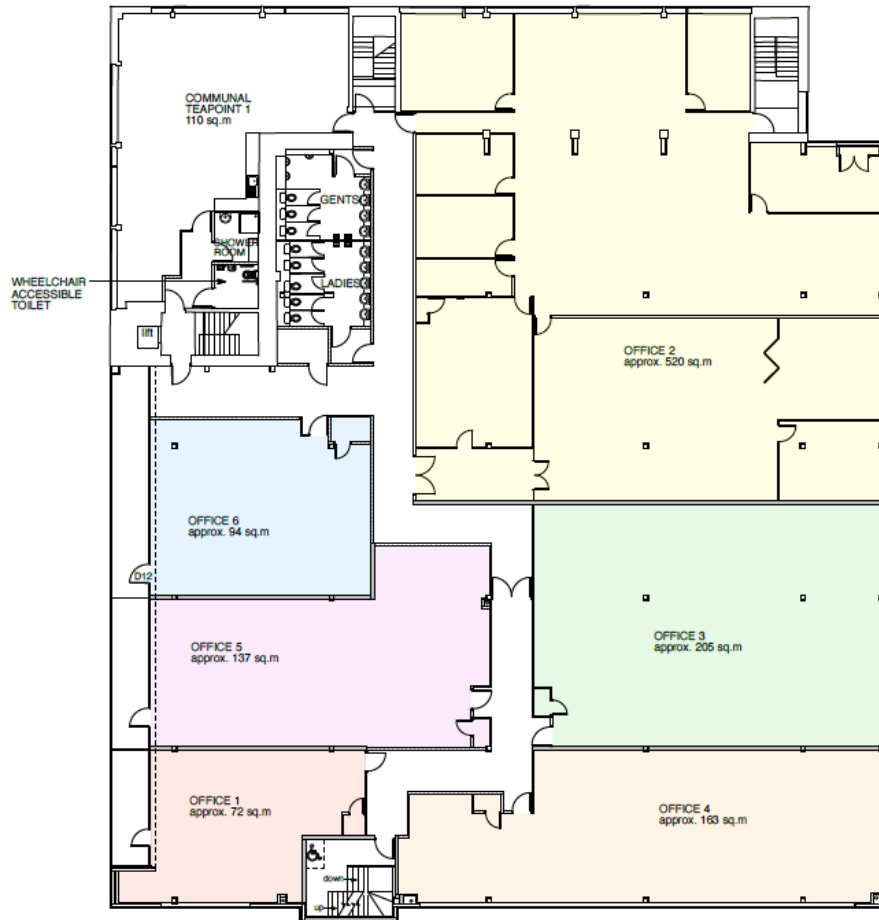
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FLOOR	OFFICE	OFFICE IN SQ.FT	TOTAL RENTAL INCOME	LEASE START DATE	LEASE PERIOD
GROUND FLOOR	STORAGE SPACE	1,216 SQ.FT	£26,144	10 <sup>TH</sup> OCT 2023	10 YEARS
GROUND FLOOR	MEETING ROOM	72 SQ. FT.	Potential £45,500		AVAILABLE
GROUND FLOOR	MEETING ROOM	280 SQ. FT.	Potential £71,500		AVAILABLE
FIRST FLOOR	1	775 SQ.FT	£15,500	4 <sup>TH</sup> SEPT 2023	10 YEARS
FIRST FLOOR	2	5,597 SQ.FT	£120,336	10 <sup>TH</sup> OCT 2023	10 YEARS
FIRST FLOOR	3	2,207 SQ.FT	£44,140	4 <sup>TH</sup> SEPT 2023	10 YEARS
FIRST FLOOR	4	1,755 SQ.FT	Potential £39,488		AVAILABLE
FIRST FLOOR	5	1,475 SQ.FT	£29,500	4 <sup>TH</sup> SEPT 2023	10 YEARS
FIRST FLOOR	6	1,012 SQ.FT	Potential £22,770		AVAILABLE
FIRST FLOOR	HOT DESKING SPACE	1,184 SQ. FT.	Potential £136,500		AVAILABLE
SECOND FLOOR	7	3,014 SQ.FT	£67,815	31 <sup>ST</sup> OCT 2023	10 YEARS
SECOND FLOOR	8	969 SQ.FT	£21,803	20 <sup>TH</sup> DEC 2023	10 YEARS
SECOND FLOOR	9	1,658 SQ.FT	£37,305	31 <sup>ST</sup> OCT 2023	10 YEARS
SECOND FLOOR	10	1,335 SQ.FT	£30,038	22 <sup>ND</sup> JUNE 2023	5 YEARS
SECOND FLOOR	11 & 12	3,089 SQ.FT	£77,225	15 <sup>TH</sup> JUNE 2023	5 YEARS
SECOND FLOOR	13	1,442 SQ.FT	£32,445	20 <sup>TH</sup> DEC 2023	10 YEARS
SECOND FLOOR	14	1,647 SQ.FT	Potential £37,058		AVAILABLE
SECOND FLOOR	HOT DESKING SPACE	1,184 SQ. FT.	Potential £136,500		AVAILABLE
ROOF	PV PANELS		Potential £60,000		NA
	TOTAL OFFICE ACCOMMODATION	29,911 SQ.FT	TOTAL POTENTIAL INCOME £1,051,565		TOTAL BUILDING 38,330 SQ. FT.



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