

# BASILDON



# TO LET

Suite 2 Ground Floor  
Phoenix House,  
Christopher Martin Road,  
Basildon, Essex,  
SS14 3EZ

**OFFICE SUITE**  
**1,000 SQ.FT. (92.9 SQ.M.)**

-  Grade 'A' Offices
-  Air Conditioning
-  Shared Reception and Intercom System
-  4 Allocated parking spaces
-  Rent only £25,000 per annum



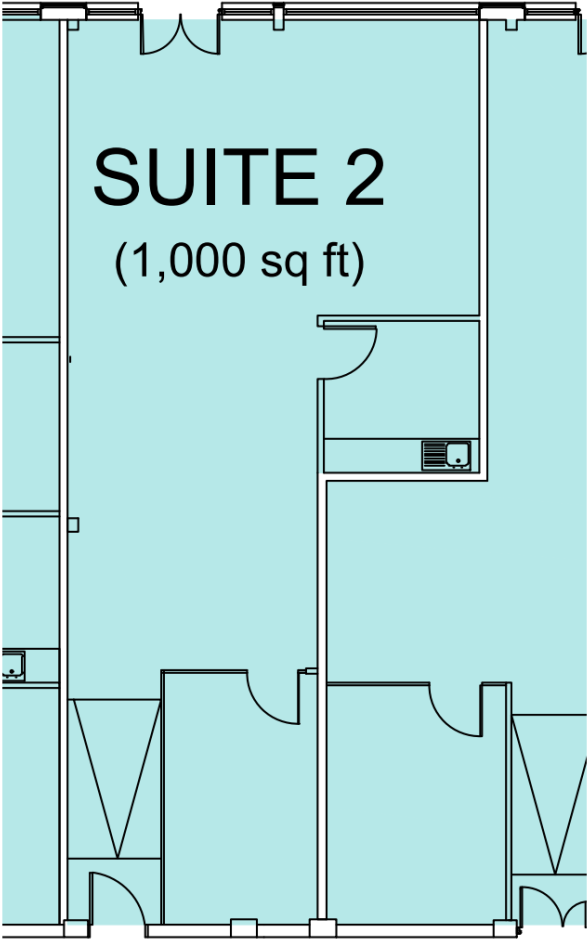
**Ayers & Cruiks**  
COMMERCIAL

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

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

# BASILDON

# TO LET



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Phoenix House is situated within the well-established Crane Industrial area, to the north-east of Basildon town centre and adjacent to the Southend Arterial Road (A127). Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads providing good communications throughout Southeast Essex and direct links to the M25 motorway which is approx. 10 miles away. Basildon main line railway station provides services to London Fenchurch Street.

The available accommodation comprises 'Grade A' office accommodation situated on the ground floor within the landmark Phoenix House building. The office benefits from full carpeting throughout full suspended ceiling throughout with LED lighting and air-conditioning. The building benefits from a full-time bistro on site, of which all staff have access to, along with a reception area that is attended during office hours, board room facility, communal W/C facilities and 4 allocated car parking spaces.

Please Note: The property is undergoing major refurbishment due to be completed in March 2024

## ACCOMODATION

Total approx. area: 1,000 sq. ft. (129 sq. m.)

## SERVICE CHARGE & INSURANCE

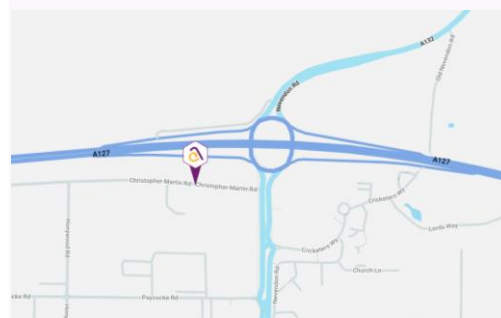
Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

## EPC

Rating B - 43



## BUSINESS RATES

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

## LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

## TENURE

Leasehold

## RENT

£25,000 per annum exclusive.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989

## VIEWING

Strictly by prior appointment via landlords 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 & Cruiks, 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 & Cruiks 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.



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)