

# 16 Capricorn Centre

Cranes Farm Road, Basildon, Essex, SS14 1JJ



## Key Highlights

- CAT 2 Lighting
- Comfort Cooling Units
- Suspended Ceilings
- 3 Parking Spaces

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## Location

The Capricorn Centre is located within the established Cranes Industrial Area of Basildon off Cranes Farm Road (A1235) approximately 1.5 miles to the north of Basildon town centre. The Capricorn Centre is located midway between the junctions for Honywood Road and Cranes Close and connects with the A127 Southend Arterial Road to the north via East Mayne.

## Description

The Capricorn Centre was constructed in 1989 featuring eighteen office/business units and Unit 16 comprises a two-storey office building adjoining two terraced buildings to the east and a single storey building to the west. The building features attractive brick external elevations and a pitched tiled roof with single glazed windows to front and rear elevations.

## Accommodation

The accommodation is arranged over two floors with a series of partitioned offices with ground floor ladies and gents WCs and a kitchen.

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal basis and the following approximate areas are available:

Floor	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Office	885	82.22
First Floor Office	935	86.77
<b>Total</b>	<b>1,820</b>	<b>169</b>

## Terms

The property is available to let on a new Full Repairing and Insuring Lease at a rent of £40,000 pax.

## Service Charge

There is a service charge applicable for communal estate services - further details on application.

## VAT

VAT is applicable to the price, rent and all other expenditure in connection with the property.

## Business Rates

From online enquiry via the Valuation Office website we understand the property has a Rateable Value of £21,750. Interested parties are advised to make their own enquiries as to the actual liability.

## Energy Performance Certificate

We understand that the property has an EPC rating of D98 valid until 25 February 2024.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

## Viewing and further information

Strictly by prior appointment with the Sole Lettings Agent Savills

Savills Chelmsford

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5<sup>th</sup> July 2024

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