

TO LET

Regency House

1 Miles Gray Road, Basildon, Essex, SS14 3FR



Key Highlights

- Substantially refurbished and extended in 2022.
- Excellent car parking with 110 spaces at a ratio of 1:272 sq ft.
- Low service charge of just £4.50 per sq ft.
- The M&E in the building new.

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
Chelmsford, CM1 1BT

01245 293228

[savills.co.uk](https://www.savills.co.uk)

savills

Location

Regency House occupies a prominent position fronting Miles Gray Road, just to the South Kings Road at its junction with Queens Road, in close proximity to the A127.

Description

Regency House is a self-contained office refurbished and substantially extended in 2022.

The building benefits from the following specification:

- New air conditioning system
- Suspended ceilings
- Raised floors in the majority
- Male, female and disabled WCs provided on all floors
- One 8-person passenger lift.
- 110 spaces providing an excellent parking ratio of 1:272 sq ft

Accommodation

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 AREA | ft ² | m ² |
|--------------------------|-----------------|----------------|
| Ground Floor - Office 17 | 264 | 24.5 |
| First Floor - Office 4 | 1755 | 163 |
| First Floor - Office 6 | 1012 | 94 |
| First Floor - Office 15 | 1130 | 105 |
| Second Floor - Office 14 | 1647 | 153 |
| Second Floor - Office 16 | 1152 | 107 |

Terms

Each Suite is available by way of a new FRI Lease, for a term to be agreed at a rent based upon £22.50 psf pax

EPC

D:76

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

Strictly by prior appointment with the Sole Lettings Agent Savills

Mike Storrs
mstorrs@savills.com
01245 293228



IMPORTANT Business Rates

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 26.7.24

savills