

# BASILDON



# TO LET

Cornwallis House,  
Howards Chase,  
Basildon,  
Essex SS14 3BB

**SERVICED WAREHOUSE OFFICE/  
STORAGE SUITE**  
**95 - 240 SQ. FT. ( 8.8 - 22.2 SQ.M.)**

-  ESTABLISHED INDUSTRIAL ESTATE SURROUNDED BY MANY WELL-KNOWN NAMES
-  AMPLE PARKING
-  SERVICED OFFICES
-  EASY IN AND OUT AGREEMENTS
-  RENT FROM ONLY £475 PER MONTH



**Ayers & Cruiks**  
COMMERCIAL

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

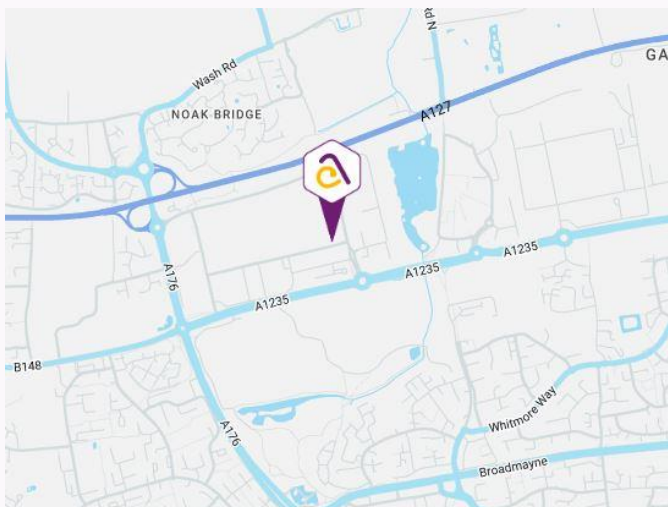
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Located within a busy industrial area surrounded by many well-known PLC companies such as B&Q, Argos, Currys and Asda to name a few. The Business Centre has close links to the A127 and M25 and is situated near Basildon Festival Leisure Park.

These all-inclusive\* office/storage units comes with the added benefit of communal toilets, a reception area for visitors, message taking service, use of a conference room, waste removal and postal collection.

\*Rent includes heating, rates, lighting, security, car parking, maintenance and insurance of building, toilets and communal areas cleaned and maintained, a reception area for visitors, message taking service, telephone installed, limited secretarial service, limited use of conference room, waste removal and postal collection.



## ACCOMODATION

Floor / Suite	Size	Rent/ month
GF office Suite 9.2	165 sq. ft.	£475 inc Utilities
FF Office Suite 32	275 sq. ft	£825

## ADMINISTRATION COSTS

Admin fee may apply

## BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Basildon Council..

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's legal costs

## TERMS

Easy in and out agreements

## TENURE

Leasehold

## EPC

Rating of E-121. Certificate available on request

## VIEWING

Strictly by prior appointment with the vendor's appointed agent **Ayers&Cruik**s

## Misrepresentation Act 1967

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