

SOUTHEND-ON-SEA



TO LET

REGENCY HOUSE
MILES GRAY ROAD
BASILDON
ESSEX
SS14 3FR

OFFICE SUITE'S
1,012-1,775 SQ.FT. (94-163 SQ.M.)



OFFICE SUITE'S



AMPLE PARKING



CAT A OFFICE'S



CLOSE TO A127



RENT FROM £22,770 - £39,488
PER ANNUM EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

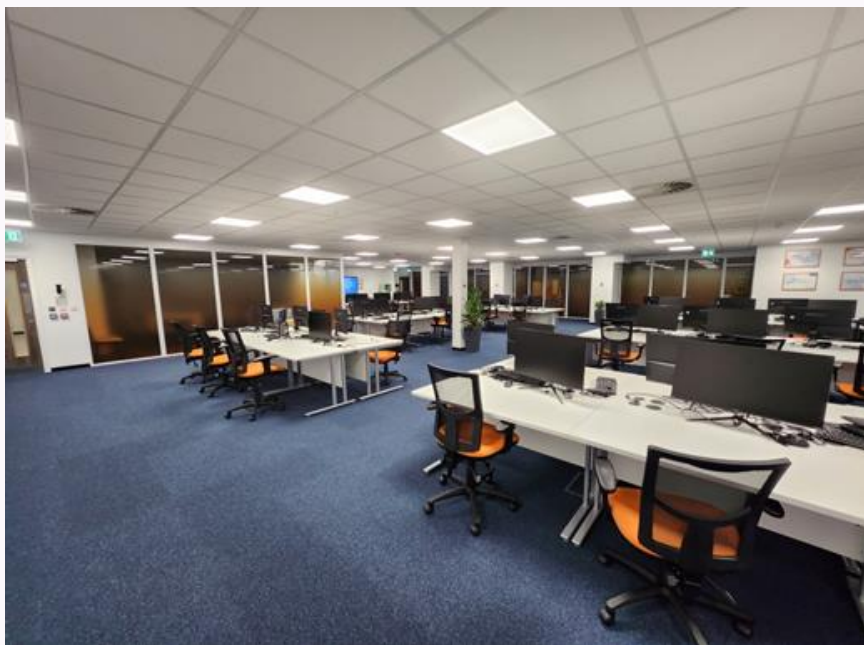
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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 Pippis Hill. Access is available to the nearby A17 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 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 subject to terms.



ACCOMODATION

FLOOR LEVEL	SQ.FT	PRICE PER ANNUM
FIRST FLOOR	1755 SQ.FT	£39,488
FIRST FLOOR	1012 SQ.FT	£22,770
SECOND FLOOR	1647 SQ.FT	£37,058

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.

VAT

Plus VAT If Applicable

EPC

D - 76

BUSINESS RATES

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

LEGAL COSTS

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

TENURE

Leasehold

TERMS

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

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

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.



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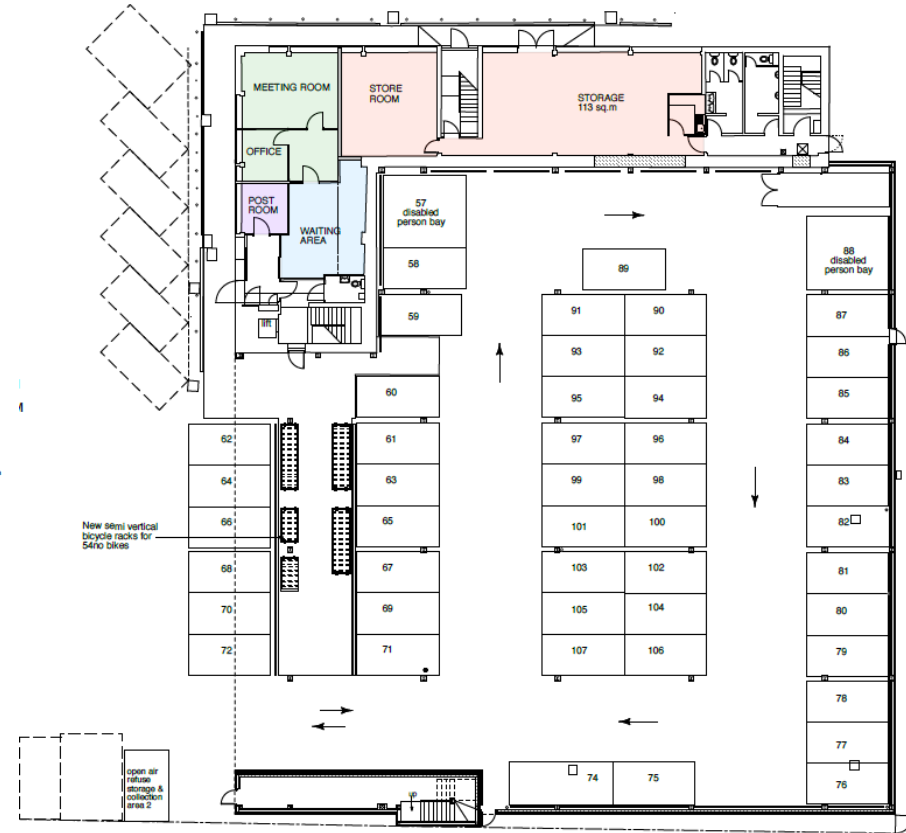
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BASILDON

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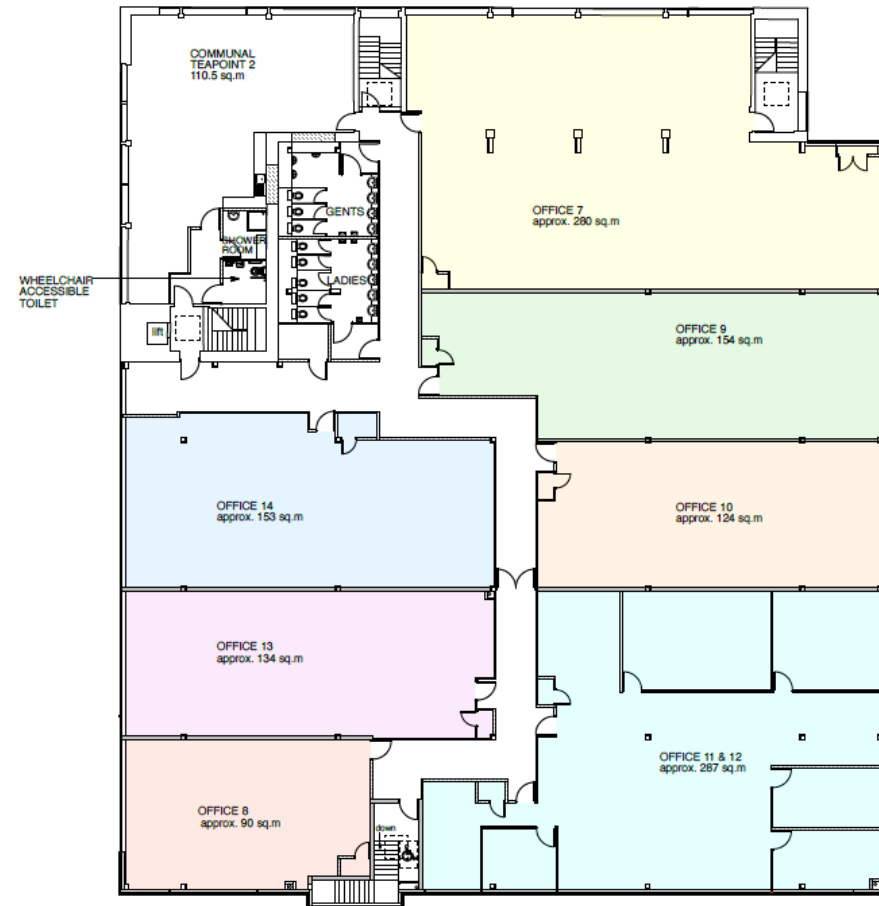
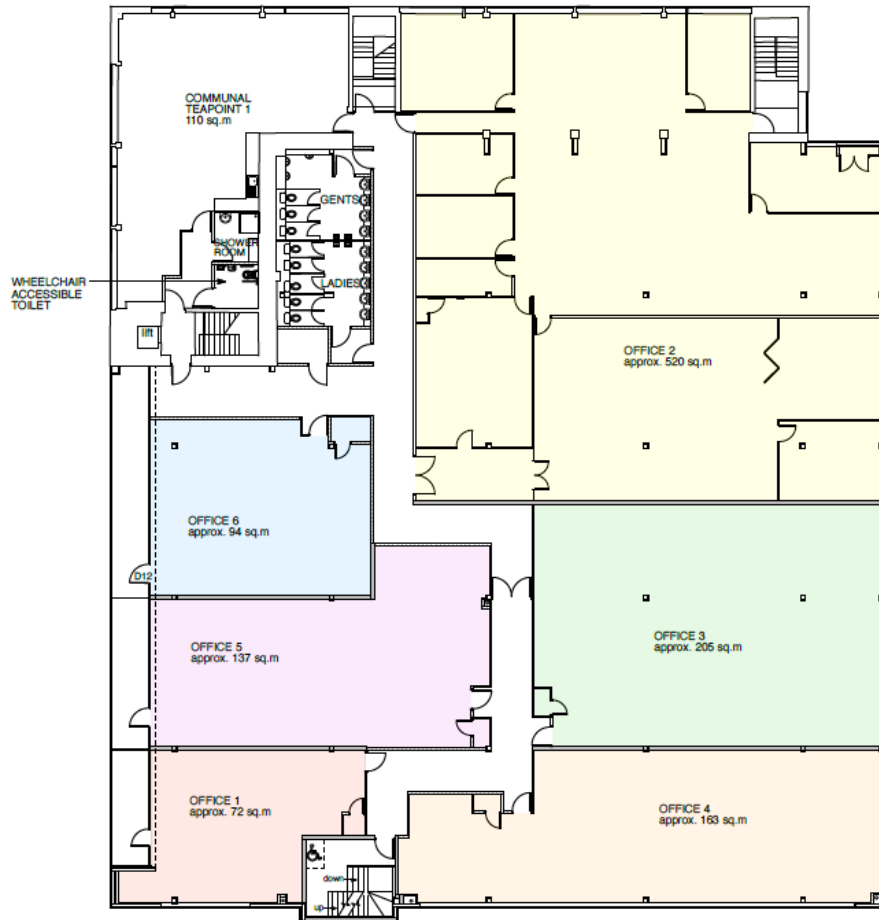
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