

BASILDON



TO LET

Astra House,
Christy Way, Laindon
Basildon,
Essex SS15 6TQ

OFFICE SUITE
1,150-1,490 SQ. FT. (106-138 SQ.M.)

-  ESTABLISHED INDUSTRIAL ESTATE SURROUNDED BY MANY WELL-KNOWN NAMES
-  ALLOCATED PARKING
-  SHARED RECEPTION AND INTERCOM SYSTEM
-  NEW LEASE AVAILABLE
-  RENT FROM ONLY £2,100 PER CALENDAR MONTH



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This three-storey office building has been separated into individual office suites ranging in size. The property is located on the popular Southfields Industrial Estate in Laindon being approximately 2 miles Northwest of Basildon only a short distance of the A127.

The building offers a shared reception area, intercom system, lift to all floors and allocated parking.



ACCOMMODATION

Floor / Suite	Size	Rent/ month
First Floor South West Office	1,490 sq. ft.	£2,400
Ground Floor North East 2	1,150 sq. ft.	£2,100

SERVICE CHARGE

A service charge is levied for the upkeep of the building



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

The premises is available upon a leasehold basis, minimum term of 1 years plus.

TENURE

Leasehold

EPC

Rating of D-85. Certificate available on request

VIEWING

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

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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