

TO LET

Fully Serviced Offices And Workshops

Approx. 100 Sq. Ft. - 800 Sq. Ft. (9.29 Sq. M. – 74.3 Sq. M.) N.I.A.

CORNWALLIS BUSINESS CENTRE

Howard Chase, Basildon, Essex, SS14 3BB

SERVICED
OFFICES &
WORKSHOPS

Cornwallis House

- Undergoing Extensive External Refurbishment
- Fully Refurbished Suites
- Serviced Offices, Workshops, Retail Units
- One Monthly Licence Fee
- On Site Parking
- Secretarial Services Available

KEMSLEY
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



DESCRIPTION

Cornwallis Business Centre offers flexible business space to rent, short or long term lease options. Full refurbished units are available immediately. Established 30 years ago and set in the heart of the business sector of Basildon, the centre offers easy access from the M25 and main line London rail network.

It offers a professional, personal service with friendly and efficient administrative staff who can provide business services such as typing, mailing, printing, message taking, reception to all clients:

- The monthly license fee can be inclusive of rent, rates, heating, lighting, power and support services.
- The offices are air-conditioned and carpeted. High speed Broadband available.
- The workshops have 3 phase electricity and have the use of a fork lift truck and driver.
- Parking on site.

SUPPORT SERVICES

The centre offers clients a full secretarial support service including typing, photocopying, fax, telephone answering, message taking, mail, training and conference room hire. Maintenance personnel on site for repairs, cleaning and driving centre's own fork lift truck. Large delivery bay available. Lift, reception and all facilities.

CONFERENCE & TRAINING ROOM FACILITIES

The centre has air-conditioned training and conference rooms available for use in the daytime, evenings and weekends. Rooms are equipped with flip charts and Wi-Fi. Staff available for printing and mailing services. Rooms are available at very competitive rates; hourly or daily. Refreshments can be arranged for small or large groups.

STORAGE SPACE

Short of long term storage space can be arranged at very competitive rates, either short or long term use. Large delivery bay on site. Lift services. Parking.

ACCOMMODATION

Suites available from: 100 Sq. Ft. - 800 Sq. Ft.
(9.29 Sq. M. - 74.3 Sq. M.)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

Initial three month commitment, after which a rolling month by month licence agreement is offered which can be ended with one month's notice.

EPC

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RENT

Upon application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

All business rates are included within the price.

LEGAL FEES

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

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via agents:

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