

TO LET

First Floor Offices

1,504 sq. ft. (140 m²)

29 SAFFRON COURT

Southfields Industrial Park, Laindon, Essex, SS15 6SS

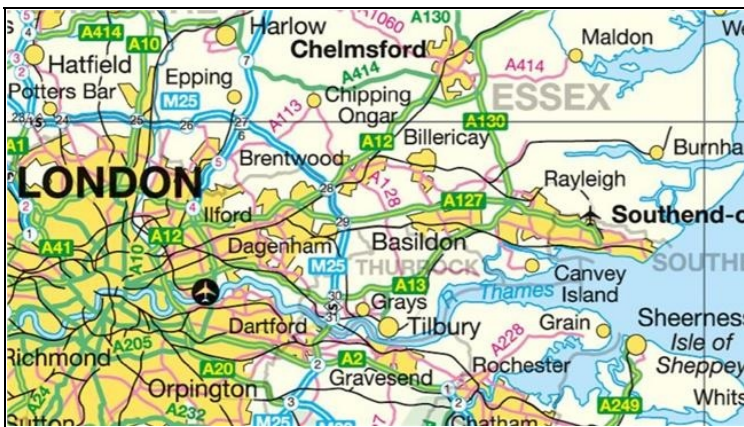
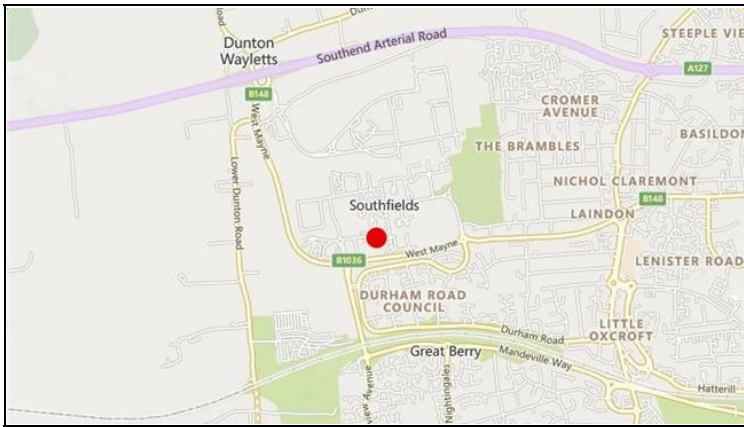


- Open Plan Office With Meeting Rooms
- Door Entry System
- Communal On Site Parking

- Private Offices and Kitchen
- Communal WC Facilities
- Sought After Business Estate

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Saffron Court is located just to the south of the Southend Arterial Road (A127) in an established industrial area to the west of Basildon town centre. The property is within 5 miles of the M25 which can be easily reached via the A13, just a short distance to the south. Laindon mainline station is located to the south east of the premises.

DESCRIPTION

The available accommodation comprises a first floor open office suite with 3 partitioned meeting rooms and storage room. The suite is served by a common staircase from the ground floor with audio door entry system and benefits from communal male and female W/C facilities plus private and communal kitchen facilities. Externally, communal on site car parking is provided.

ACCOMMODATION

Total 1,504 sq. ft. (140 m²)

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

TENURE

Fully repairing and insuring lease on terms to be agreed.

RENT

£18,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £19,250 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £9,605.75.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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