

TO LET

Second Floor Modern Office Suite - To Be Refurbished

2,233 - 4,466 sq. ft. (207 - 415 m²)

PHOENIX PLACE, 2ND FLOOR OFFICE

Christopher Martin Road, Basildon, Essex, SS14 3GQ

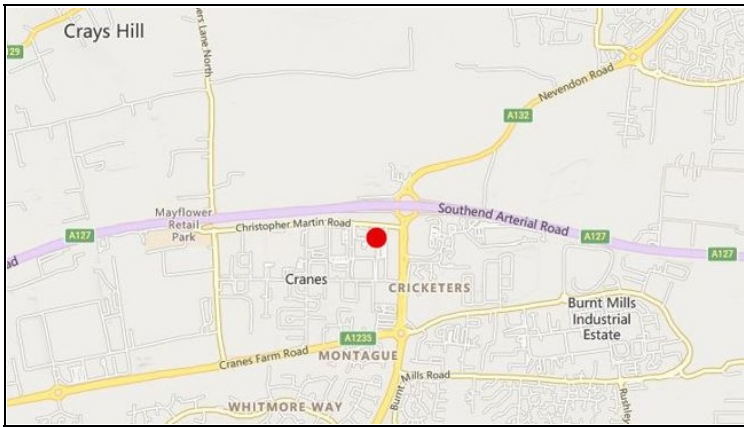


- 9/18 Allocated Parking Bays
- 24 Hour Access And Security
- Kitchen
- Meeting Room For Hire

- High Speed Fibre Optic Broadband Available
- Post, Reception And Telephony Services
- Comfort Cooling
- On-Site Bistro

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Phoenix Place is situated within the well-established Cranes industrial area, to the north east of Basildon town centre, adjacent to the Southend Arterial Road (A127). Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the south east Essex area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

The available accommodation comprises the whole second floor of Phoenix Place, a multi-let modern office building. The suite is to be refurbished to an open plan configuration and will benefit from kitchen, comfort cooling, suspended ceilings with recessed LED lighting, plus new carpeting. The Phoenix complex provides a full-time bistro on site, along with a concierge/reception area and communal W/C and kitchen facilities, plus showers & lift access to all floors. On-site allocated car parking is provided for 18 cars, further parking bays may be available, subject to availability

ACCOMMODATION

2nd Floor 2,233 - 4,466 sq. ft. (207 - 415 m²)

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

TENURE

The office suite is available to let upon new lease terms, further details upon application.

RENT

£23.50 per sq. ft. per annum.

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 £74,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £37,888.

EPC

An EPC has been commissioned.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

David Sewell

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Email: david.sewell@kemsley.com

Ashley Pearson

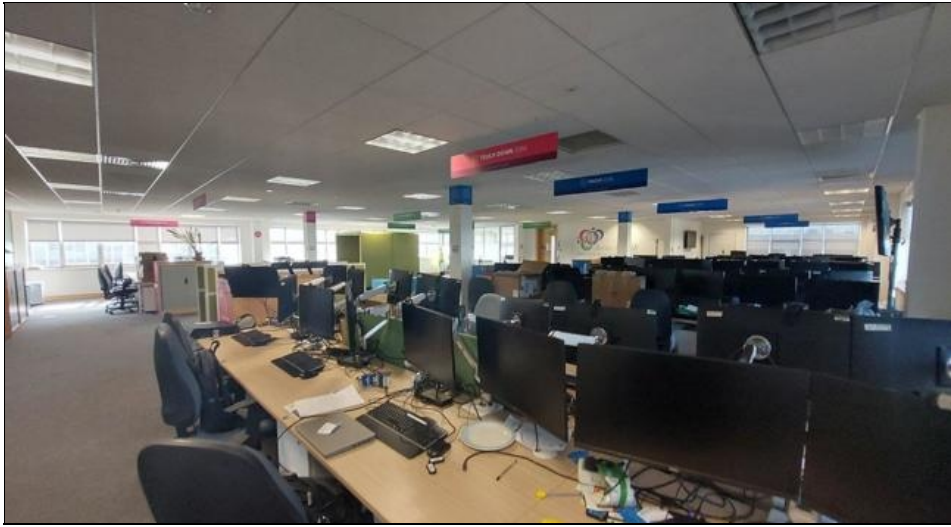
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