

TO LET

Second Floor Modern Office Suite - To Be Refurbished

1,000 - 4,466 sq. ft. (93 - 415 m²)

PHOENIX BUSINESS PARK

Christopher Martin Road, Basildon, Essex, SS14 3GQ

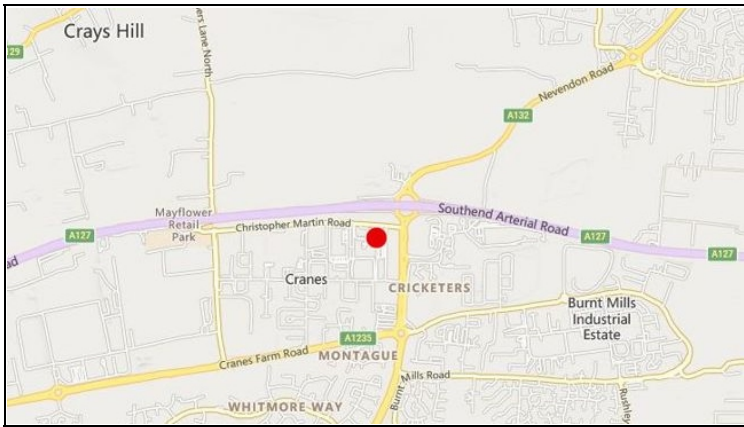


- 9/18 Allocated Parking Bays
- 24 Hour Access And Security
- Kitchen
- Meeting Room For Hire

- 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)
Total 4,466 sq. ft. (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

£25.00 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
 Tel: 01268 290299 / 07837 409316
 Email: david.sewell@kemsley.com

Ashley Pearson
 Tel: 01268 290298 / 07813 973113
 Email: ashley.pearson@kemsley.com

Ref: AB2604



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ