

TO LET

Self-Contained Two Storey Office Premises With Parking

2,182 sq. ft. (203 m²)

ELLENCROFT HOUSE

Harvey Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EP

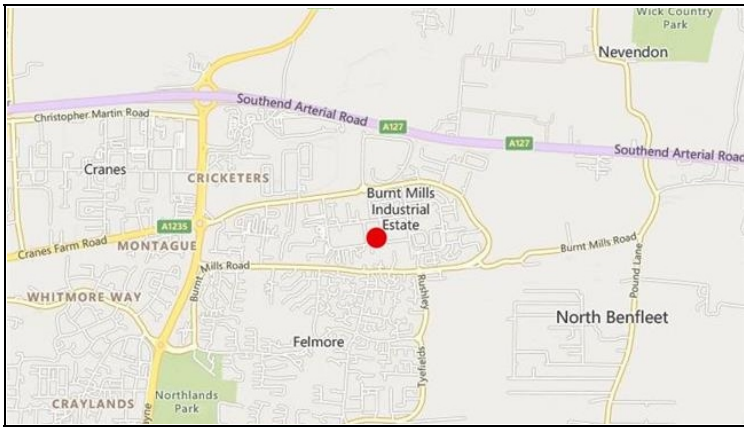


- Open Plan First Floor
- Meeting Room
- Secure Gated Site
- On-Site Car Parking

- Gas Central Heating (NT)
- G/F Kitchen - F/F Kitchenette
- Male and Female W/C Facilities
- Established Business Location

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Ellencroft House is situated on the established Burnt Mills Industrial Estate. 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 a self-contained two storey office premises with secure gated access and palisade boundary fencing. The office is accessed via ground floor reception/lobby with both male and female W/C facilities, and stairs to first floor. Arranged on the ground floor as two office areas, one being a larger open plan office, and a smaller meeting room/office, plus kitchen. The first floor is open plan, with server room and kitchenette area. The building benefits from gas central heating (not tested) & fluorescent tube lighting. Externally, 11 allocated parking bays are provided.

ACCOMMODATION

Ground Floor	727 sq. ft. (68 m ²)
Reception Lobby	80 sq. ft. (7 m ²)
First Floor	1,375 sq. ft. (128 m ²)
Total	2,182 sq. ft. (203 m²)

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

TENURE

The premises are available to let upon new lease terms, further details upon application.

RENT

£25,000 per annum exclusive (no VAT).

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 £22,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £10,978.

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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