

## TO LET

### Refurbished First Floor Modern Office Suite

739 - 1,479 sq. ft. (69 - 137 m<sup>2</sup>)

## PHOENIX HOUSE, SUITE 3, FIRST FLOOR

Christopher Martin Road, Basildon, Essex, SS14 3EZ

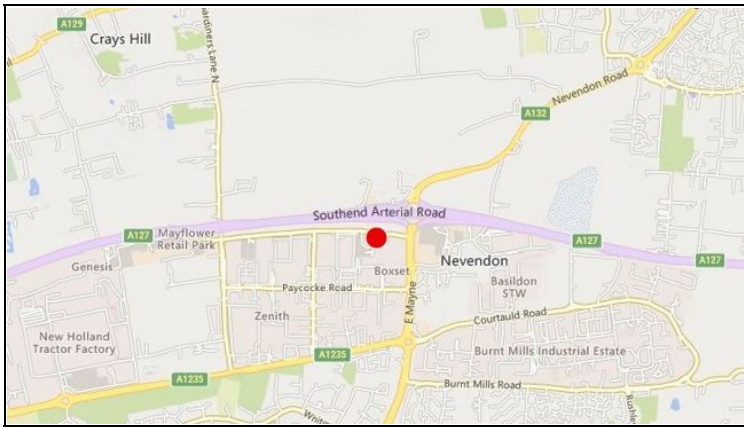


- Highly Sought After Office Location
- Air Conditioning
- On Site Reception & Bistro
- Communal Showers

- Private Kitchen
- Newly Refurbished
- Five Allocated Car Parking Spaces
- Communal W/c Facilities

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
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## LOCATION

Phoenix House 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 an open plan office suite on the first floor of Phoenix House, a multi-let modern office building. The suite is to be refurbished to an open plan configuration and will benefit from kitchen, air conditioning, suspended ceilings with recessed LED lighting and new carpeting. The Phoenix complex provides a full-time bistro on site, along with a manned reception area and communal WC and kitchen facilities, plus showers and lift access to all floors. On site allocated car parking is provided for 5 vehicles.

## ACCOMMODATION

Total 1,479 sq. ft. (137 m<sup>2</sup>)

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

## TENURE

The property is available on a leasehold basis, further detail upon application.

## RENT

£34,757 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 £26,750 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £13,348.25.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of B.

## 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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