

# FOR SALE

Modern Open Plan Office Building  
Arranged Over Three Floors

2,550 sq. ft. (237 m<sup>2</sup>)

## UNIT 6, LORDS COURT

Cricketers Way, Basildon, Essex, SS13 1SS

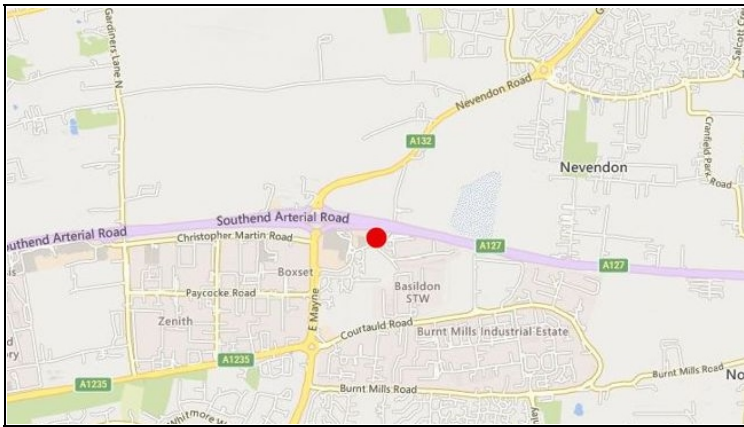


- Open Plan
- Air Handling Cassette Units
- Six Allocated Car Parking Spaces
- Glass Partitioned Offices
- Gas Central Heating (Not Tested)
- Male/Female/Disabled W/C's
- Perimeter Trunking
- Vacant Possession

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)





### LOCATION

Lords Court is a development accessed off Cricketers Way which in turn is accessed off East Mayne, the A132. The A127 Southend Arterial Road is easily accessible. Basildon town centre is approximately one and a quarter miles distance from the development and provides the usual retail, commerce and leisure amenities and provides a main line railway station which connects with London Fenchurch Street with a journey time of approximately thirty five minutes.

### DESCRIPTION

The available accommodation comprises mid-terrace purpose built modern office building that is arranged over three floors. The ground and first floor provide open plan office accommodation, with kitchenette plus W/C. The top floor provides an open plan meeting room/office area plus eaves storage. The building benefits from suspended ceiling with recessed Category 2 lighting, perimeter trunking, security door entrance via audio entry system, air conditioning (not tested) plus gas central heating (not tested). Externally, there is onsite car parking for six cars.

### ACCOMMODATION

Total 2,550 sq. ft. (237 m<sup>2</sup>)

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

### TENURE

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

### PRICE

£650,000 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 £37,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £18,712.50.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

The property has an EPC rating of C.

### LEGAL FEES

Each party to bear their own legal costs.

### CONTACT

Strictly by appointment via sole agents:

David Sewell

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Email: david.sewell@kemsley.com

Ashley Pearson

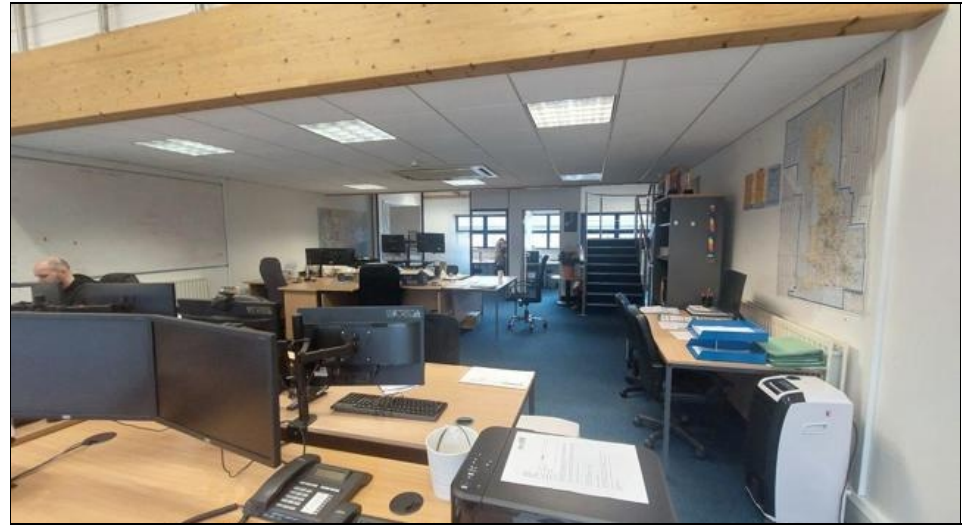
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