

TO LET

Detached Three Storey Town Centre Office Building With Parking

500 - 22,166 sq. ft. (46 - 2,059 m²)

CHURCH WALK HOUSE

Great Oaks, Basildon, Essex, SS14 1EH

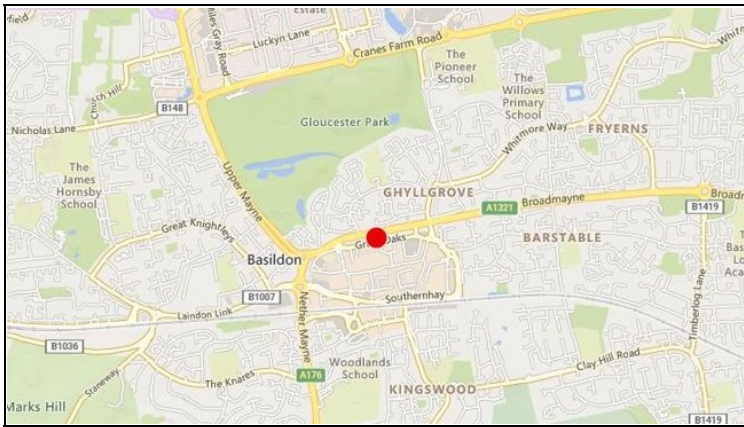


- Open Plan Offices
- Air Conditioning (not tested)
- Lift Access to all Floors

- PVCU Double Glazing
- 8 Allocated Parking Bays
- Walking Distance To Train Station

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The property is located beside Great Oaks, on the northern edge of Basildon's retail centre and only a short walk from Basildon rail station which provides connections to London. The town is located approximately 33 miles east of central London and provides access to the M25. London Southend on Sea airport is just 10 miles east.

DESCRIPTION

The Hub at Church Walk House is a purpose-built office building constructed over three floors located within Basildon Town Centre. The property provides open plan office accommodation with a specification that includes suspended ceilings with recessed fluorescent lighting, carpet tiled floors, comfort cooling and gas central heating, passenger lift, male and female W/Cs on each floor & kitchen facilities.

The property can be split to offer smaller suites including serviced offices. Externally, 8 allocated parking bays are provided.

ACCOMMODATION

Total **22,166 sq. ft. (2,059 m²)**

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

TENURE

Available by way of a new letting agreement for a term to be agreed.

RENT

£17.50 per sq. ft. 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 £214,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £116,844.

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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