

TO LET - COMING SOON

Fully Refurbished Office Building
With Parking on a 4 Acre Site

5,650 - 34,272 sq. ft. (525 - 3,184 m²)

XCHANGING HOUSE

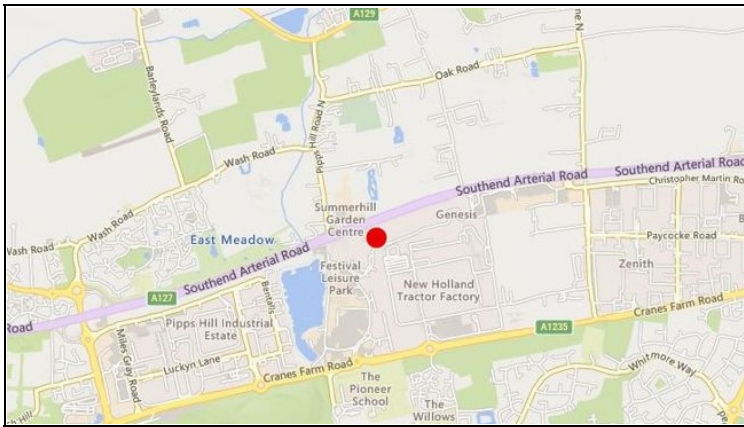
Endeavour Drive, Basildon, Essex, SS14 3WF



- To Be Fully Refurbished
- Six Wings Of Accommodation
- Lift Access To Upper Floors
- Close To A127 Junction
- Mainly Open Plan
- Excellent Car Parking Ratio Of 1:120 Sq. Ft.
- Close To Festival Leisure Park
- Available From Q4 2024

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

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 away. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

The property comprises a detached, modern, three-storey office premises, available on a floor by floor basis or as a whole. It is due to be fully refurbished to Grade A standard. The building benefits from lift access to all floors and is mainly open plan plus meeting rooms and kitchens. Externally, an excellent parking ratio of 1:120 sq. ft. (dedicated car parking for 284 vehicles providing ample parking).

ACCOMMODATION

Ground Floor Reception	472 sq. ft. (44 m ²)
Ground Floor Office	11,174 sq. ft. (1,038 m ²)
First Floor Office	11,313 sq. ft. (1,051 m ²)
Second Floor Office	11,313 sq. ft. (1,051 m ²)
Total	34,272 sq. ft. (3,184 m²)

The above floor areas are professionally measured on a net internal basis. The average occupied floor plat is circa 5,650 sq. ft. The site area is approximately 1.635 ha (4.04 acres) providing a low site coverage of 19.5%.

TENURE

Available on a floor by floor basis, wing by wing or as a whole by way of a new FRI lease for a term to be agreed, subject to periodic rent reviews.

RENT

On application.

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 current rateable value as a whole to be £495,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £270,270. If let on a floor by floor basis, rates will need to be re-assessed.

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 incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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