

**TO LET**

## Ground Floor Office

587 sq. ft. (55 m<sup>2</sup>)

## GROUND FLOOR, 7 CAPRICORN CENTRE

Cranes Farm Road, Basildon, Essex, SS14 3JJ



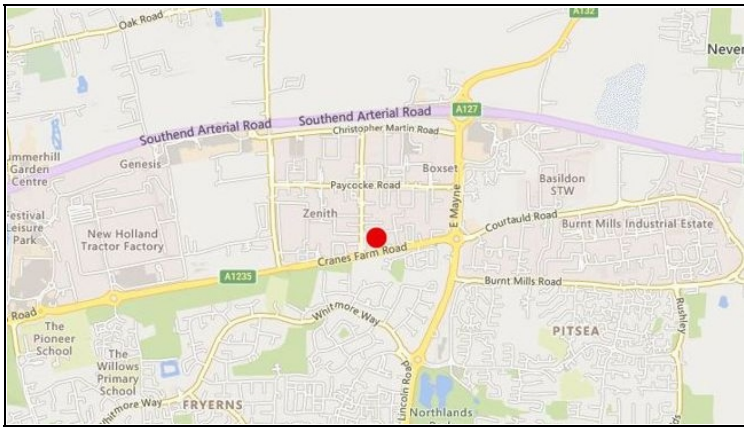
- Ground Floor Office Suite
- Two Car Parking Spaces
- Open Plan Office

- Internet, Security and CCTV Included
- New Lease Available
- Private Meeting Room

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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





## LOCATION

The Capricorn Centre is situated on Cranes Farm Road, between its junctions with Honywood Road and Cranes Close. Cranes Farm Road is the main service road for the business and industrial areas of Basildon, and provides access to the A127 Southend Arterial Road, East Mayne and West Mayne.

## DESCRIPTION

The building is set within an established office estate, accessed via Cranes Farm Road, Basildon. The suite has been arranged to form an open plan workspace with kitchen and private meeting room. The suite will have internet, security, CCTV and networking points included. The incoming tenant will just be responsible for their own gas/electricity usage and business rates. We are advised that the suite will benefit from two car parking spaces to the front.

## ACCOMMODATION

Total 587 sq. ft. (55 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

£12,000 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 £10,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £4,990.

## 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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