

TO LET

HQ Style Offices

1,950 - 6,100 sq. ft. (181 - 567 m²)

ALEXANDER HOUSE

Christy Court, Basildon, Essex, SS15 6TL

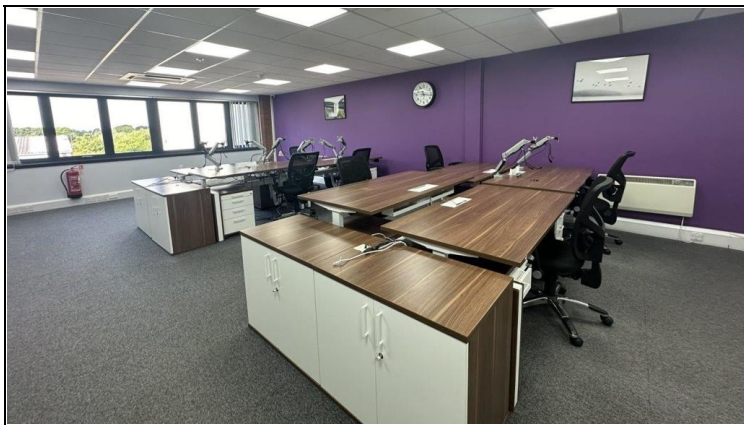
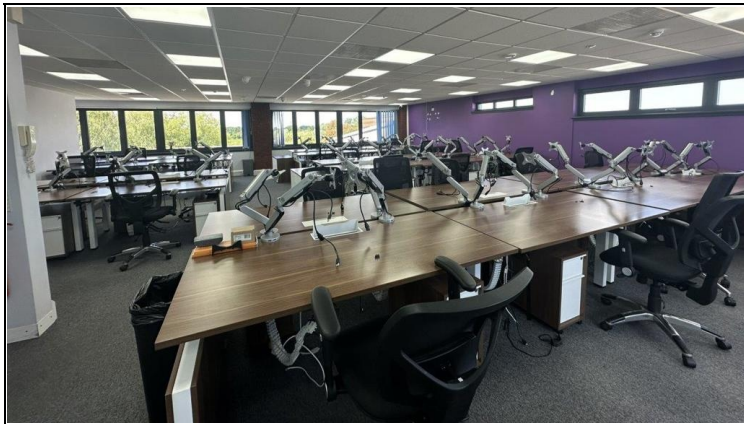
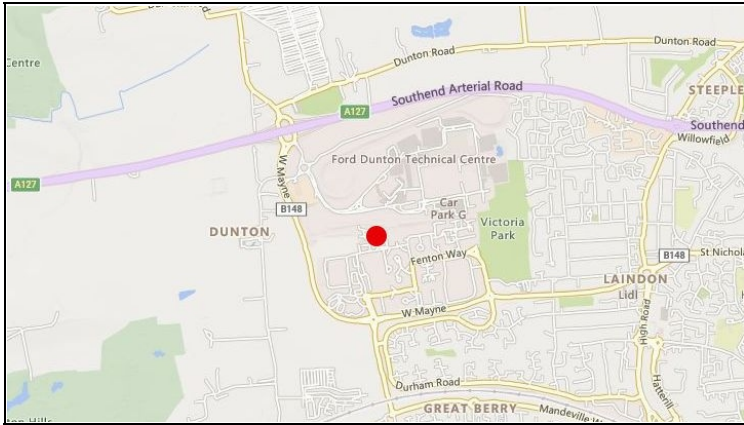


- HQ Style Offices
- Modern Decor Throughout
- Fully Furnished Option Available

- Could Split
- Smartphone Entry & Fully Alarmed
- 56 Car Parking Spaces Available

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

DESCRIPTION

Located in prime commercial area, this three-storey brick building is in the heart of Basildon's busy Southfields Business Park, near Ford Dunton. Fully serviced offices are bright and airy, recently modernised and refurbished, ready for immediate move-in, offering business flexibility. The building features a front entrance lobby that leads to a smart reception area with comfortable seating for greeting visitors. Stairs provide access to the upper floors.

There are washrooms and dedicated Kitchen areas on each floor. Communal areas are cleaned and serviced regularly.

Parking is located at the front and rear of the building. Smoking shelter nearby. High speed broadband and Enterprise Grade Telephony can be provided at additional cost.

ACCOMMODATION

Ground Floor	2,000 sq. ft. (186 m ²)
First Floor	2,150 sq. ft. (200 m ²)
Second Floor	1,950 sq. ft. (181 m ²)
Total	6,100 sq. ft. (567 m²)

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

TENURE

FRI or available on a fully serviced basis (further details upon application).

RENT

£21.65 per sq. ft. per annum.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

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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