

**TO LET**

## First Floor Office Suite

1,490 sq. ft. (138 m<sup>2</sup>)

## ASTRA HOUSE, FIRST FLOOR SOUTH WEST

Christy Way, Southfields Business Park, Basildon, Essex, SS15 6TQ

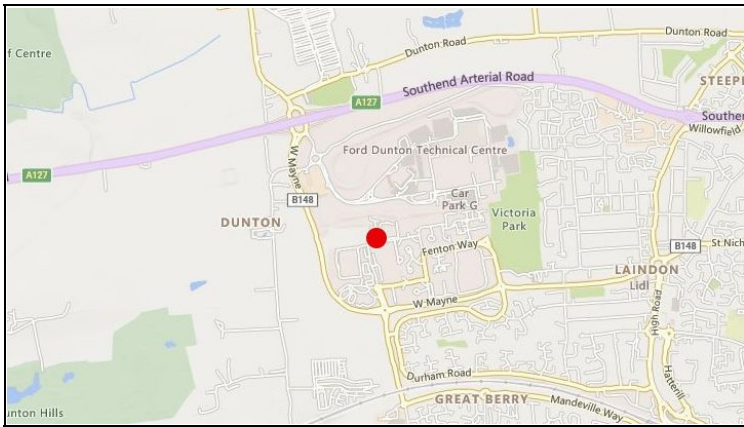


- First Floor Office
- 6 Parking Bays
- LED Lighting

- Newly Decorated
- 2 Private Meeting Rooms
- High Speed Connectivity Available

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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

Astra House is a three-storey brick building located in the heart of Basildon's busy Southfields Business Park, near Ford Dunton. Basildon has a population of 110,000 people and lies 25 miles east of London, just 5 miles from the M25 J29. Conveniently located for access to A13, A127 and A12. The building has front entrance lobby with seating area to greet visitors, tenant mailboxes, stairs and lift to upper floors. High Speed broadband and Enterprise Grade Telephony can be arranged. There are washrooms and dedicated kitchen areas throughout the suites. Communal areas are cleaned and serviced regularly. In most cases offices are refurbished and decorated before let. Bespoke office layouts such as partitioning can be arranged.

## ACCOMMODATION

Total 1,490 sq. ft. (138 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

£25,200 per annum exclusive.

## 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 D.

## 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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