

TO LET

Refurbished Open Plan Office Suite

1,534 sq. ft. (143 m²)

BOWDEN HOUSE, (GROUND FLOOR, REAR OFFICE SUITE)

Luckyn Lane, Pipp's Hill Industrial Estate, Basildon, Essex, SS14 3AX

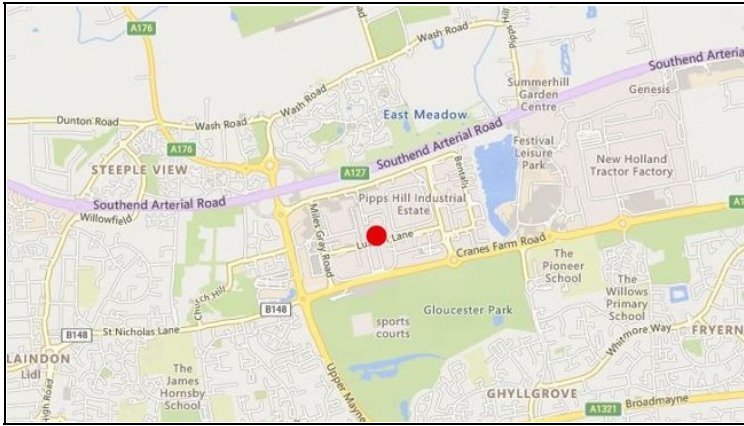


- Lift Access to all Floors
- CAT 5 Cabling
- Four Allocated Parking Bays
- Board Room for Hire

- Gas Central Heating
- Refurbished
- Communal Kitchen & W/C's

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PROPERTY CONSULTANTS

01268 532425
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LOCATION

Bowden House is located on the busy and established industrial area of Luckyn Lane, close to Yardley Business Park, Basildon. 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

Ground Floor open plan office suite set within a multi-let office building being open plan, with shared kitchen and shared W/C facilities and lift access to all floors. In addition, a large communal boardroom can be booked for larger meetings/conferences (no charge). Externally, 4 allocated parking bays are provided,

ACCOMMODATION

Total 1,534 sq. ft. (143 m²)

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

TENURE

The office suite is available upon a leasehold basis, further detail upon application.

RENT

£24,500 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 £20,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £10,229.50.

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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