

**TO LET**

**Offices**

864 - 1,758 sq. ft. (80 - 163 m<sup>2</sup>)

## **UNIT 3 THE CAPRICORN CENTRE**

Cranes Farm Road, Basildon, Essex, SS14 3JA



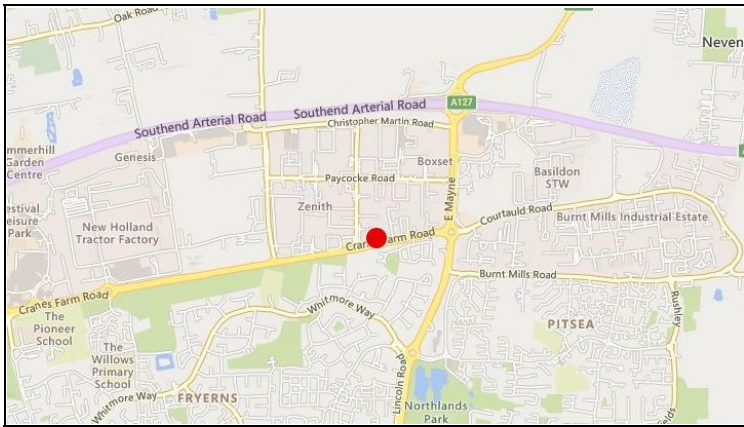
- Serviced Offices or Traditional FRI
- Air Conditioning
- Parking Space Available

- Newly Decorated
- Good Frontage on Established Estate
- Available Now

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
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## 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

The available accommodation comprises ground and first floor offices to be let floor by floor or as a whole. The accommodation has been refurbished to a high standard to provide modern serviced office accommodation. These modern office suites are available immediately and benefit from suspended ceiling with inset LED lighting and air conditioning, CCTV security and alarm system plus door entry systems. The suites have been extensively refurbished and are ready for immediate occupation. Each floor has its own male and female W/C facilities and kitchen areas. Parking is also provided and wi-fi is immediately available.

## ACCOMMODATION

Ground Floor	894 sq. ft. (83 m <sup>2</sup> )
First Floor	864 sq. ft. (80 m <sup>2</sup> )
<b>Total</b>	<b>1,758 sq. ft. (163 m<sup>2</sup>)</b>

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

## TENURE

Fully all inclusive/ serviced offices or traditional FRI terms.

## RENT

£35,000 per annum for the whole building.

## VAT

Not applicable.

## BUSINESS RATES

Please make enquiries with Basildon Council.

## EPC

An EPC is available upon request.

## 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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