

## 6, The Capricorn Centre Cranes Farm Road, Basildon, Essex, SS14 3JJ

Available from: 1st October 2025  
Furnishing: Not specified

Rent: £26,000  
Deposit required: £6,500

THE  
**LETTING  
DEPARTMENT**







**The Capricorn Centre is an Estate arranged as a number of self-contained two-storey office premises. The available accommodation comprises the whole of Unit 6, an end-of-terrace two-storey office building.**

- Business Centre location
- Allocated parking for 8 vehicles
- Recently refurbished
- Approximately 1,650 sq.ft
- Excellent transport links
- Air conditioning, CCTV and alarm systems, as well as secure door entry system

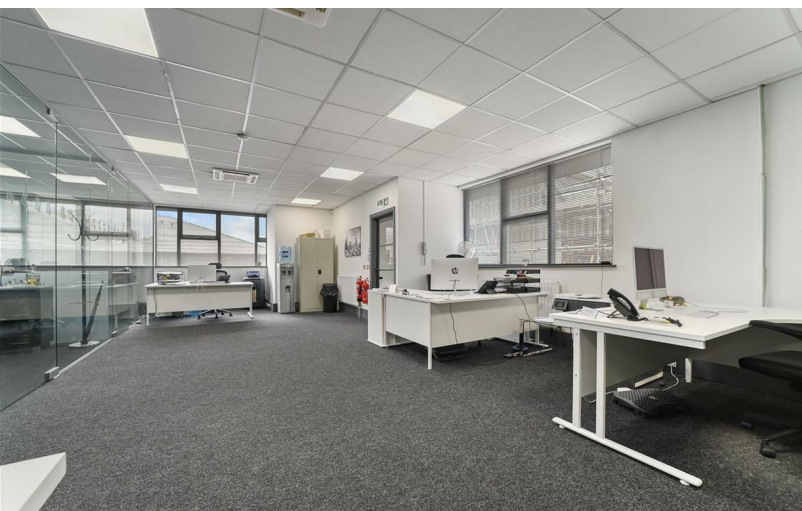
The Capricorn Centre is an Estate arranged as a number of self-contained two-storey office premises. The available accommodation comprises the whole of Unit 6, an end-of-terrace two-storey office building.

Unit 6 has been recently refurbished to a high standard. The first floor contains three glass enclosed offices as well as an open plan desk area. If required the furniture can be included with the rental. The ground floor contains a new kitchen, two toilets and a meeting area. This area can be partitioned off if required. Externally the property provides eight car parking bays. The office space features suspended ceilings with inset LED lighting, air conditioning, CCTV and alarm systems, as well as secure door entry system.

#### Location

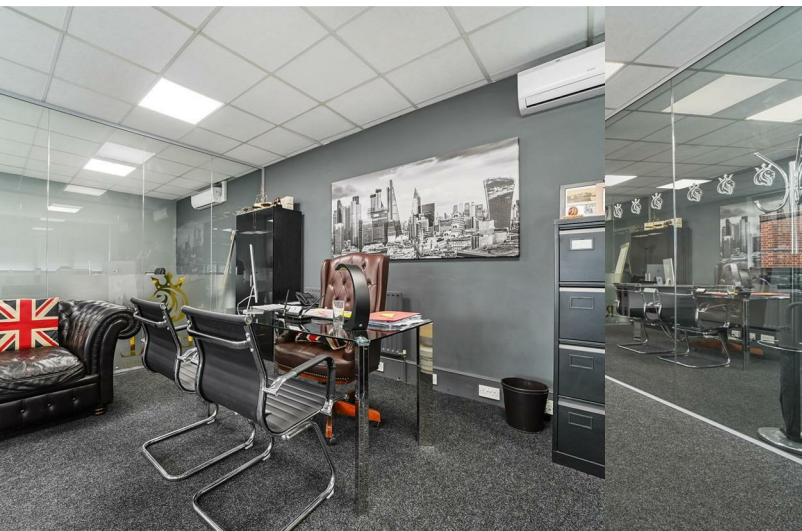
The Capricorn Centre is approximately 30 miles east of Central London. It benefits from excellent transport links via the A127 and A13 trunk roads, providing easy access across South East Essex and direct connections to the M25 motorway, which is about 10 miles away. Additionally, Basildon Mainline Railway Station offers regular services to London Fenchurch Street.

- Available at a rent of £26,000 p.a. £2,166.67 per month
- The rateable value as of 2 March 2025 is, £21,250.00
- The rates payable for the current year are £10,603.75 - £1060 per month
- Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.
- The service charge payable for 2024/2025 is £660.80
- Buildings insurance is to be arranged by the landlord with the cost to be invoiced to the tenant.
- EPC 52C
- Each party will bear its own legal costs
- The property is not VAT elected



**Local Authority and Council Tax**  
Basildon, Band

**EPC Rating**  
Current (0). Potential (0).



**All enquiries:**

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