

TOWN CENTRE OFFICES TO LET 92 - 10,996 sq ft (8.5 -1,021 sq m)



SOUTHGATE HOUSE

TOWN SQUARE, BASILDON, SS14 1BN

SELF-CONTAINED TOP FLOOR OFFICES AND INDIVIDUAL OFFICE SUITES AVAILABLE





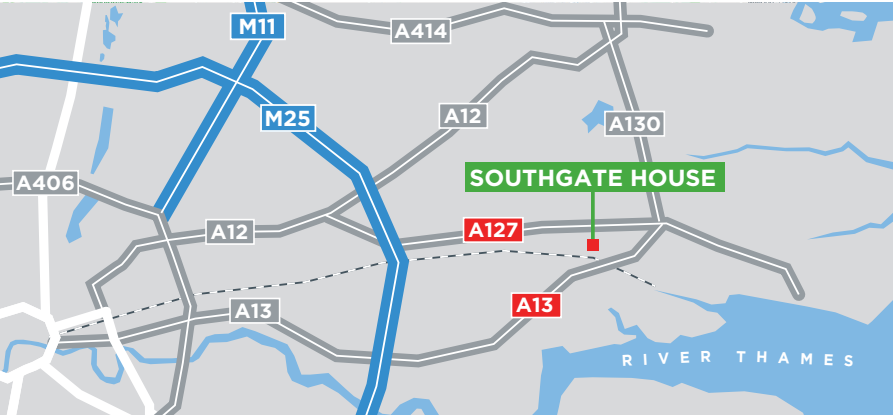
The property comprises a 4 storey office retail building with retail accommodation on the ground floor. Access to the offices is provided via a ground floor reception with a passenger lift serving the upper floors.

- MALE/FEMALE WCS ON EACH FLOOR
- 8 PERSON PASSENGER LIFT
- ON SITE SECURITY
- EXCELLENT LOCAL AMENITIES

ACCOMMODATION

The property has been measured in accordance with the RICS code of measuring practice on a Net Internal Basis and these areas are available:

FLOOR	SQ FT	SQ M
SUITE 1G	700	65.0
SUITE 1L	1,118	103.9
SUITE 1P	702	65.2
SUITE 1T	291	27.0
SUITE 1X	92	8.55
SUITE 2G	861	80.0
SUITE 2J	914	84.9
SUITE 2L	333	30.9
SUITE 2T	685	63.6
SUITE 3D	5,300	492.4



Location



Southgate House is located in the heart of Basildon Town Centre. Basildon railway station is a short walk to the south and provides a fast and frequent service to London Fenchurch Street with a journey time of approximately 30 minutes.

The A127 is located to the north and the A13 to the south both connecting with the M25 to the west.

Location	Miles
Basildon Train Station	0.7
London Fenchurch Steet	29.6
A127	1.2
A13	1.8
M25	9.0
Stansted Airport	36.5
Southend Airport	14.3

TERMS

The offices are available to let either separately or as a whole on a new lease.

RENT

Rent on application

SERVICE CHARGE

A service charge is payable for the common parts and shared utilities. Further details available on request.

VAT

It is understood VAT is payable on the rent and other outgoings.

EPC RATING D78

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