

**ASTRA HOUSE, CHRISTY WAY, LAINDON, BASILDON, ESSEX, SS15 2TQ**

**SERVICED OFFICE TO LET**

1,090 sq.ft ( 101.26 m<sup>2</sup> )



**Location**

Astra House is situated in an attractive landscaped area in Christy Way, Southfields Business area which is adjacent to Ford Research and Engineering Centre. The location is immediately accessible to the A127 (just over 4 miles east of its junction (J29) with the M25. Laindon railway station is nearby and public transport facilities generally are very good. There is a Tesco superstore here and Laindon town centre has a Bank and the usual amenities.

**Accommodation**

Christy House is a 3 storey office building divided up into various sized office suites. There are communal WC's and kitchen which serves each floor. The accommodation comprises of the following internal floor area.

<b>First Floor Suite</b>	1,090 sq.ft ( 101.26 m <sup>2</sup> )
--------------------------	---------------------------------------

**Terms**

A new internal and insuring lease for a minimum period of 2 years.

**Rent**

£19,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

**Service Charge**

The service charge for the year ending December 31st 2017 is £1,710.

**Rates**

<b>Rateable Value</b>	£12,500
<b>UBR (2017/2018)</b>	46.6p
<b>Rates Payable</b>	£5,825

**Energy Performance Asset Rating**

**D 76-100** **85** This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs

**VAT**

Value Added Tax is applicable in respect of the rental.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co agents:

Mark Mannering:

mark.Mannering@massandco.com