

FIRST AND SECOND FLOOR OFFICES, 6-8 SOUTHERNHAY, BASILDON, ESSEX, SS14 1EL

OFFICE TO LET 1,202 sq.ft (111.67 m²)



Location

The premises are located on the the Southernhay Parade, opposite Toys 'R' Us and in close proximity to an entrance to the Eastgate Shopping Centre. Basildon Town Centre will be subject to a regeneration scheme to include plans for a new multi-complex cinema and various new restaurants. Car Parking can be found directly opposite the property above Toys 'R' Us. The A127 thoroughfare which in turn provides direct access to the M25 London Orbital Motorway can be reached in under 10 minutes to the North of the property.

Accommodation

First and second floor office accommodation with WC's and staff facilities. Access to the property is through a separate entrance to the front. Amenities include suspended ceiling, door-entry system and carpeting. Approximate net internal areas are as follows:

First floor Left	197 sq.ft (18.30 m ²)
First Floor Right	448 sq.ft (41.62 m ²)
Second Floor Office	537 sq.ft (49.89 m ²)
Kitchen	20 sq.ft (1.86 m ²)
Total	1,202 sq.ft (111.67 m ²)

Terms

The premises are to be offered by way of a full repairing and insuring lease for a term to be agreed. The property may be let as a whole or on a floor by floor basis.

Rent

£15,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£13,900
UBR (2018/2019)	48p
Rates Payable	£6672
The rates mentioned are collective and advisory. Please contact Basildon Council for clarification.	Interested parties are advised to check these figures and query whether they qualify for small business rates relief with Basildon Council on 01268 533333.

Energy Performance Asset Rating

E 101-125	124 This is how energy efficient this building is
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Legal Costs

Each party to bear their own.

VAT

Value Added Tax may be applicable in respect of this property.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Mark Mannering

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or

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