

SOUTHGATE HOUSE, TOWN SQUARE, BASILDON, ESSEX, SS14 1BN

TO LET - FIRST AND THIRD FLOOR OFFICE ACCOMMODATION

188 sq.ft - 6,150 sq.ft (17.47 m² - 571.35 m²)



Location

Southgate House is located at 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 London Orbital Motorway to the west.

Accommodation

Office accommodation at first and third floor level. Access to the offices is via a communal entrance at ground floor level. Amenities include WC's on each floor, suspended ceiling and a passenger lift serving the upper floors. The accommodation comprises of the following net internal floor areas:

First Floor Office Suite	188 sq.ft (17.47 m ²)
First Floor Office Suite	677 sq.ft (62.90 m ²)
Third Floor Office Suite	6,150 sq.ft (571.35 m ²)

Terms

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

Rent

On application.

Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

Rates

Rateable Value	To be assessed.
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Energy Performance Asset Rating

D 76-100 ◀ **87** This is how energy efficient this building is

Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Joint sole agents:

Zaman Sheikh of Mass and Co

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OR

Daniel Wink of Glenny

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