

1ST & 2ND FLOORS, 10 -12 SOUTHERNHAY, BASILDON, ESSEX, SS14 1EL

OFFICE ACCOMMODATION TO LET
1,252 sq.ft (116.31 m²)



Location

The premises are located on the town centre's Southernhay parade, opposite the former Toys 'R' Us and in close proximity to the Eastgate Shopping Centre. The 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 and to the rear. The A127 thoroughfare which in turn provides direct access to the M25 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 Office	658 sq.ft (61.13 m ²)
Second Floor Office	594 sq.ft (55.18 m ²)
Total	1,252 sq.ft (116.31 m ²)

Terms

The premises are to be offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£15,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

£1835 per annum

Rates

Rateable Value	£13,500
UBR (2018/2019)	48p
Rates Payable	£6,480

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 ◀ **122** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

VAT

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

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact Mark Mannering

mark.mannering@massandco.com