

TOWN CENTRE OFFICES TO LET 425 - 8,670 sq ft (39 - 705 sq m)



SOUTHGATE HOUSE

TOWN SQUARE, BASILDON, SS14 1BN

SELF-CONTAINED TOP FLOOR OFFICES AND INDIVIDUAL OFFICE SUITES AVAILABLE





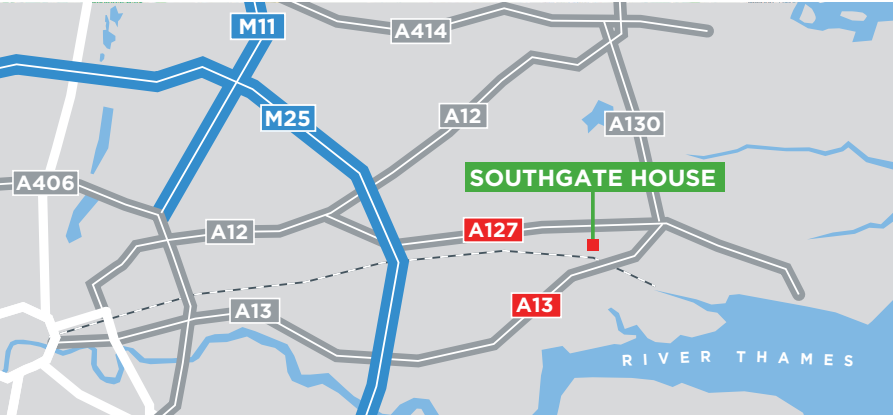
The property comprises a 4 storey office retail building with retail accommodation on the ground floor. Access to the offices is provided via a ground floor reception with a passenger lift serving the upper floors.

ACCOMMODATION

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

FLOOR	SQ FT	SQ M
SUITE 1G	700	65
SUITE 2A	1560	145
SUITE 2N	425	39
SUITE 2T	685	64
SUITE 3D	5,300	492

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



Sat Nav: SS14 1BN

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.

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

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

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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DISCLAIMER - All measurements are approximate and it is the responsibility of the purchasers/tenant to fully satisfy themselves as far as the exact measurements are concerned, the exact nature of the existing use, planning and environmental issues and as to whether their proposed use requires planning. Mass and Co/Glenny conditions under which particulars produced. Mass and Co/Glenny for themselves, for any joint agents and for the vendors or lessors of this property whose agents they give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions references to condition & necessary permissions for use & occupation & other details are given in good faith are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in employment of Mass and Co/Glenny or any other joint agents has any authority to make or give any representation or warranty in relation to this property. iv) All rents or prices are quoted exclusive of VAT. October 2019