TO LET

First & Second Floor Office Suite

1,206 sq. ft. (112 m²)

FIRST & SECOND FLOOR

6-8 Southernhay, Basildon, Essex, SS14 1EL



- Kitchen
- Ground floor entrance
- Double glazed
- Town Centre location
- Door entry system
- Male and female W/C facilities

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION
Located at the edge of Basildon Town Centre, above Papa Johns Pizza , and in close proximity to the major junction of Southernhay and Broadmayne, which forms part of the inner ring road around Basildon town centre. The offices are immediately opposite Great Oaks Retail Park and being in close proximity to Asda and the main Town Centre, with frontages on to the inner ring road.

DESCRIPTION
The available accommodation comprises two storey office suite located in Basildon Town Centre, with its own ground floor entrance and male and female W/C. There is no allocated parking.

ACCOMMODATION

Total	1,206 sq. ft. (112 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE
The premises are available upon new lease terms, further details upon application.

RENT
£18,000 per annum exclusive.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the VOA, the first floor has a current Rateable Value of £10,000. Interested parties are advised to make their own enquiries of the Local Authority for verification of rates payable.

From enquiries made of the VOA, the second floor has a current Rateable Value of £8,500. Interested parties are advised to make their own enquiries of the Local Authority for verification of rates payable.

EPC
D-95

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

Pravi Sidhu
Tel: 01268 290295 / 07484 545561
Email: pravi.sidhu@kemsley.com

Ref: AB2745

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.