TO LET - SHORT TERM AVAILABLE

First Floor Offices

1,504 sq. ft. (140 m²)

29 SAFFRON COURT

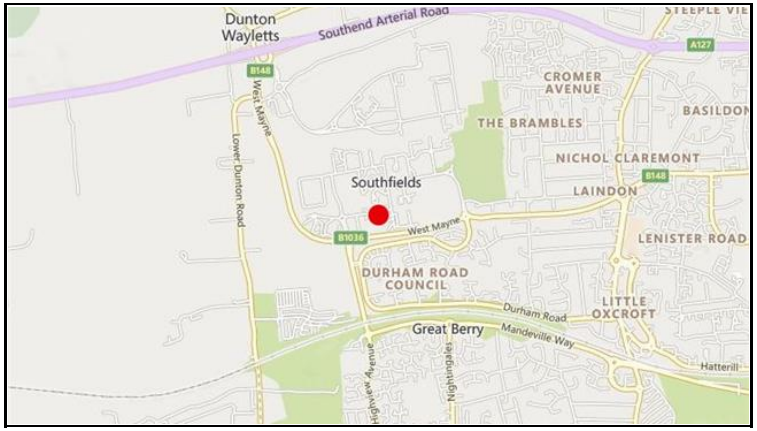
Southfields Industrial Park, Laindon, Essex, SS15 6SS



- Open Plan Office With Meeting Rooms
- Door Entry System
- Communal On Site Parking
- Short Term Let Available
- Private Offices and Kitchen
- Communal WC Facilities
- Sought After Business Estate
- Ideal Short Term Storage Option

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION

Saffron Court is located just to the south of the Southend Arterial Road (A127) in an established industrial area to the west of Basildon town centre. The property is within 5 miles of the M25 which can be easily reached via the A13, just a short distance to the south. Laindon mainline station is located to the south east of the premises.

DESCRIPTION

The available accommodation comprises a first floor open office suite with 3 partitioned meeting rooms and storage room. The suite is served by a common staircase from the ground floor with audio door entry system and benefits from communal male and female W/C facilities plus private and communal kitchen facilities. Externally, communal on site car parking is provided.

ACCOMMODATION

Total	1,504 sq. ft. (140 m²)

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

TENURE

Fully repairing and insuring lease on terms to be agreed.

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, we are advised that the property has a current Rateable Value of £15,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

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:

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