

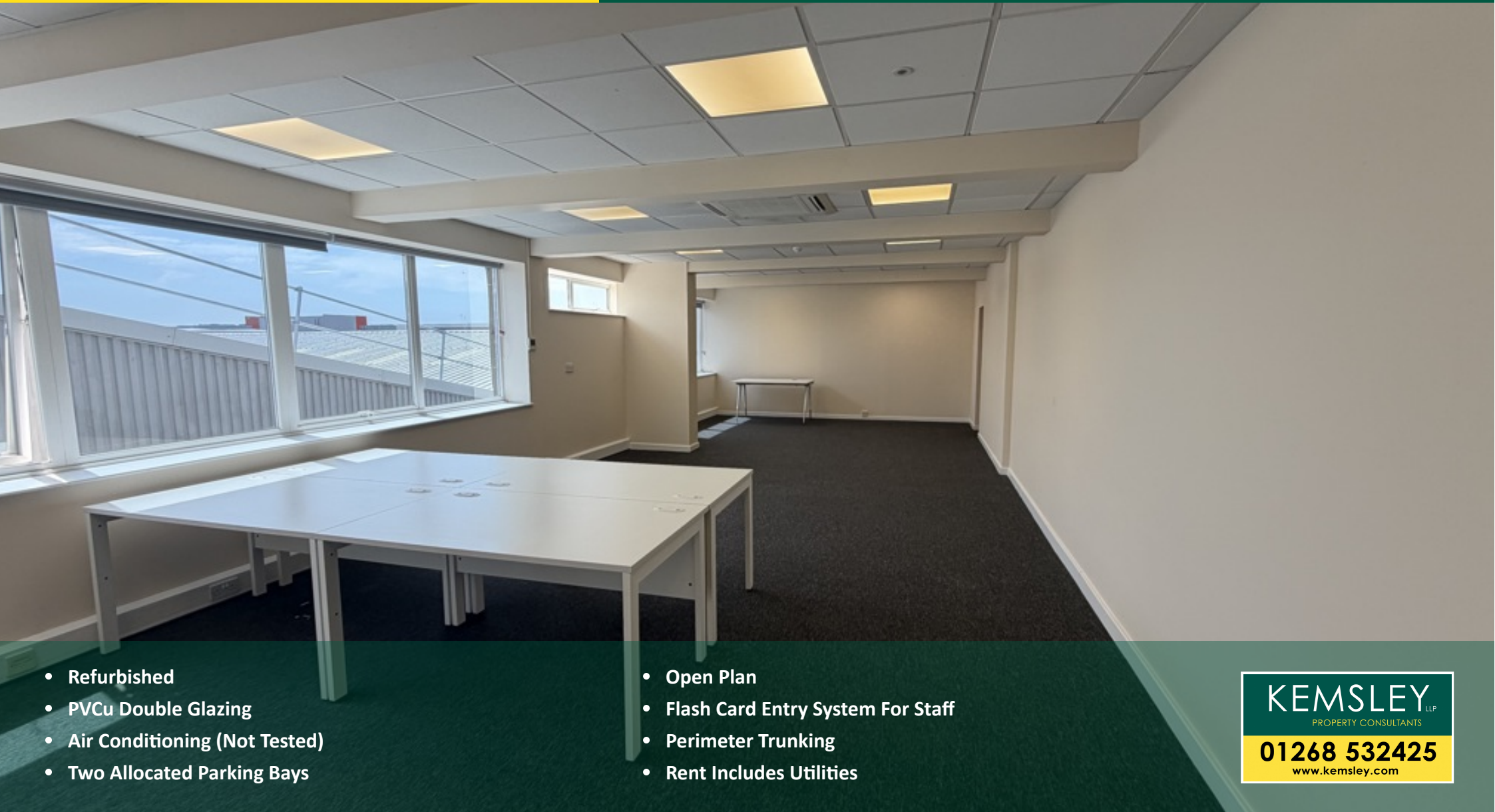
TO LET

Open Plan Second Floor Office Suite with Two Allocated Parking Bays

602 sq. ft. (56 m²)

ALPI HOUSE, EAST WING 2ND FLOOR

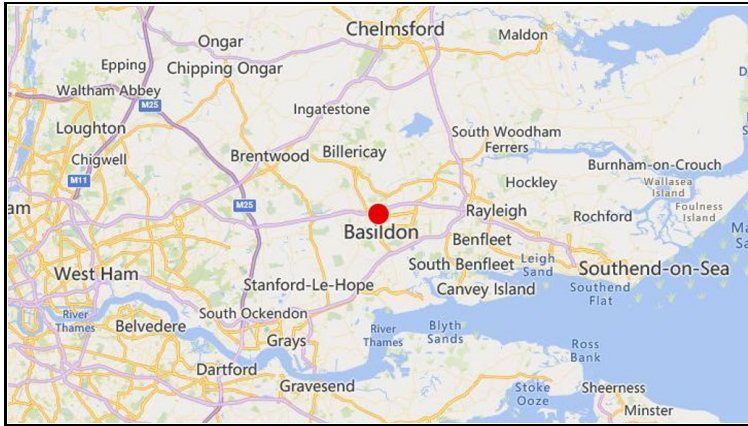
Miles Gray Road, Basildon, Essex, SS14 3HJ



- Refurbished
- PVCu Double Glazing
- Air Conditioning (Not Tested)
- Two Allocated Parking Bays

- Open Plan
- Flash Card Entry System For Staff
- Perimeter Trunking
- Rent Includes Utilities





LOCATION

The available office suite forms part of the office accommodation for Alpi House, Miles Gray Road, Basildon. Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

Surplus office accommodation set within a multi-let office building providing second floor open plan refurbished office. The suite is rectangular with good natural light, with air-conditioning (not tested), suspended ceiling & inset lighting, hung blinds & perimeter skirting trunking. The office is ready for occupation and is decorated and carpeted. Shared W/C and kitchen facilities are provided. Externally, the suite benefits from two allocated car parking spaces, with off street parking available nearby. Landlord can provide 100Mbps internet connection & telephony services at additional cost.

ACCOMMODATION

2nd Floor Office	602 sq. ft. (56 m ²)
Total	602 sq. ft. (56 m²)

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

TENURE

Leasehold - new lease to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

Tenant to be liable for business rates. Small business relief may be applicable for qualifying businesses.

SERVICE CHARGE

Included in all-inclusive rent.

EPC

An EPC has been commissioned.

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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