

TO LET

Serviced Office Suites

465 - 1,017 sq. ft. (43 - 94 m²)

UNIT 13, BENTALLS BUSINESS PARK

Bentalls, Basildon, Essex, SS14 3BN

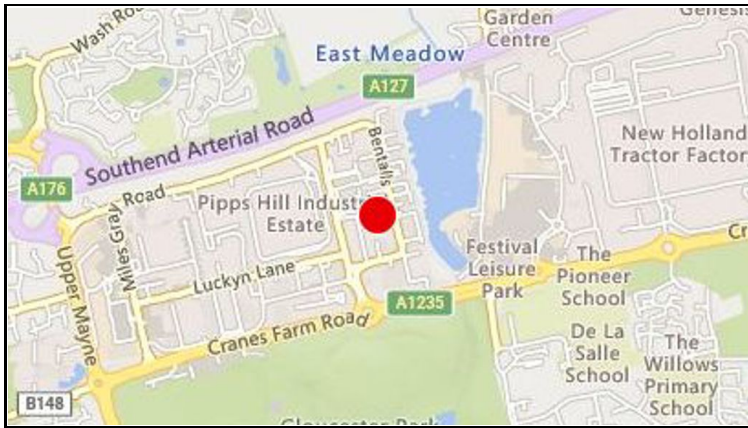


- Serviced Office Suites
- 12 Month Minimum Term
- Viewing Highly Recommended

- Car Parking Space Included
- All Utilities Included
- Available Now

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

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 mainline railway station provides services to London Fenchurch Street.

DESCRIPTION

The first floor of 13 Bentalls is occupied by our client, the ground floor comprises three office suites that our client is looking to let on a serviced office basis. The space available includes the former boardroom and two larger suites to the rear of the building. Rent is inclusive of all utilities and maintenance costs. Incoming tenants will be responsible for their own broadband/telephone costs and claiming small business rate relief. Each of the rooms will have access to the communal kitchen and toilet facilities and one car parking space.

ACCOMMODATION

Office 2	1,017 sq. ft. (94 m ²)
Office 3	465 sq. ft. (43 m ²)

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

TENURE

All suites are to be let on an all inclusive basis for a minimum term of 12 months.

RENT

Office 2 - £25,000 per annum exclusive.
Office 3 - £15,000 per annum exclusive.

VAT

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

BUSINESS RATES

It is likely each suite will be eligible for small business rate relief. Interested parties are advised to make their own enquiries with Basildon Council for verification of the rates payable.

SERVICE CHARGE

All-inclusive.

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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