

TO LET

Penthouse Office Suite with Sky Lounge - Grade A Office Space

1,980 sq. ft. (184 m²)

PHOENIX BUSINESS PARK, THE PENTHOUSE OFFICE

Christopher Martin Road, Basildon, Essex, SS14 3EZ

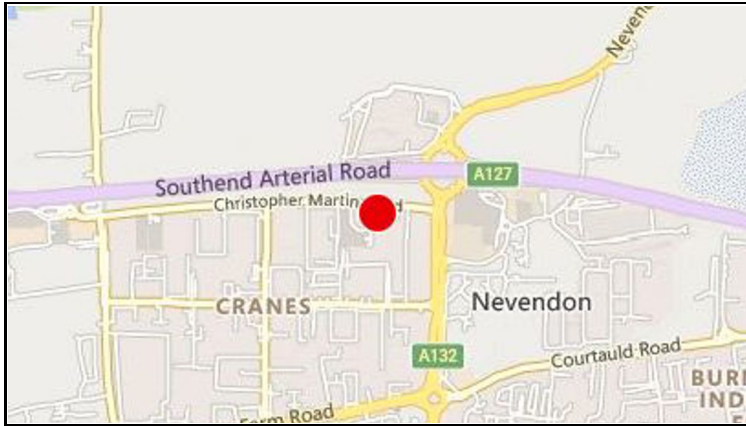


- Highly Sought After Office Location
- Air Conditioning
- On Site Reception & Bistro
- Two Small Meeting Rooms
- Sky Lounge with Stunning Views
- Private WC Facilities
- Fully Fitted with Furniture (if Required)
- 8 Allocated Car Parking Spaces - More available by License

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Phoenix House is situated within the well established Cranes industrial area, to the north-east of Basildon town centre, adjacent to the Southend Arterial Road (A127). 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

Phoenix Business Park is an amenity-rich business park offering state of the art facilities including on site bistro and golf simulator, making it the premier choice for commercial offices, and occupiers benefit from high specification office space. The penthouse office is located on the 6th floor of Phoenix House and provides stunning views. The suite is arranged to provide sky lounge client/office area, plus two open plan office areas, along with two small meeting rooms. The suite also benefits from fitted kitchen, plus two private WC's. The suite is already fully fitted to a high standard and furniture can also be included (for a fee). Externally, 8 car parking bays are provided (more are available by license).

ACCOMMODATION

Total 1,980 sq. ft. (184 m²)

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

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

On application.

VAT

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

BUSINESS RATES

Tenant to be responsible for rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Chris Cornhill

Tel: 01268 290298 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AB2219/6



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.



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.



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.

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