TO LET

Two Refurbished First Floor Office Suites 1,500 Sq.Ft or 2,272 Sq.Ft

CHESTER COURT BUSINESS PARK

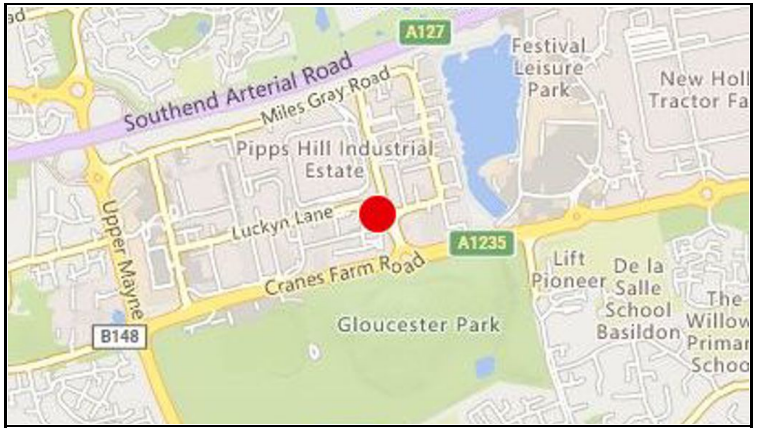
Winstanley Way, Basildon, Essex, SS14 3BP



- Grade 'A' First Floor Office Space
- Refurbished Internally and Externally
- On-Site Car Parking
- New Business Park
- Last Two Suites Remaining
- Ready For Occupation

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

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







LOCATION
The building is positioned on the corner of Chester Hall Lane and Luckyn Lane in 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
Chester Business Park is a new business park offering a mix of Industrial and Office space. The available accommodation comprises the last two remaining Grade A first-floor office suites. The suites are refurbished and ready for immediate occupation. Externally, on site car parking is provided.

ACCOMMODATION

First Floor, Suite 5	1,500 sq. ft. (139 m²)
First Floor, Suite 2	2,272 sq. ft. (211 m²)

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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
£21.00 per sq. ft. per annum.

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

BUSINESS RATES
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
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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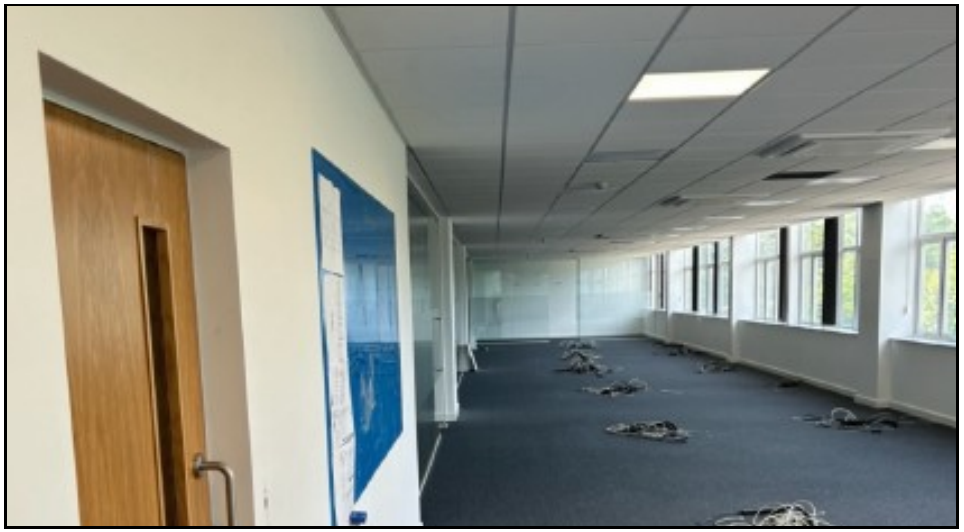

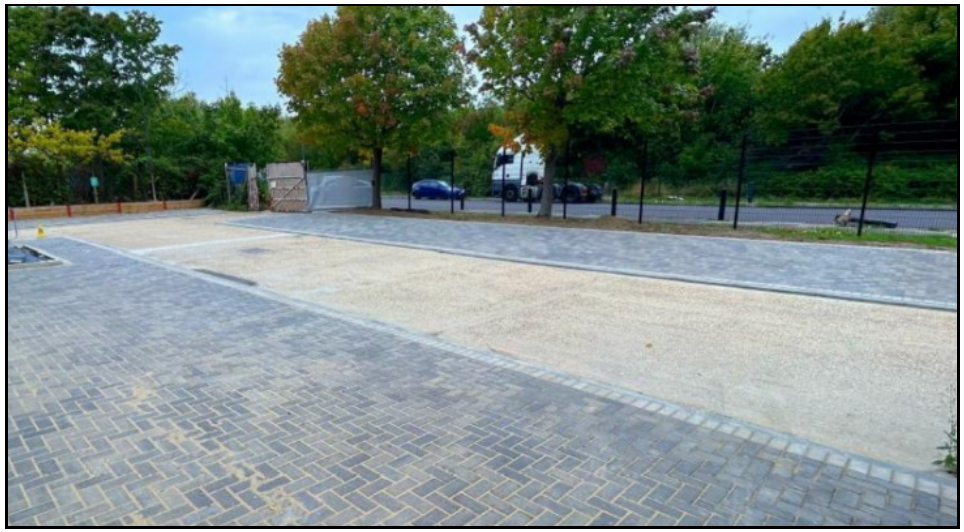

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