TO LET

Refurbished Ground Floor Office

All Inclusive Rent

908 sq. ft. (84 m²)

5 LORDS COURT

Cricketers Way, Basildon, Essex, SS13 1SS



- Ground Floor Only
- Gas Central Heating
- Shared WC
- Air Conditioning
- All-Inclusive Rent
- Two Allocated Parking Bays

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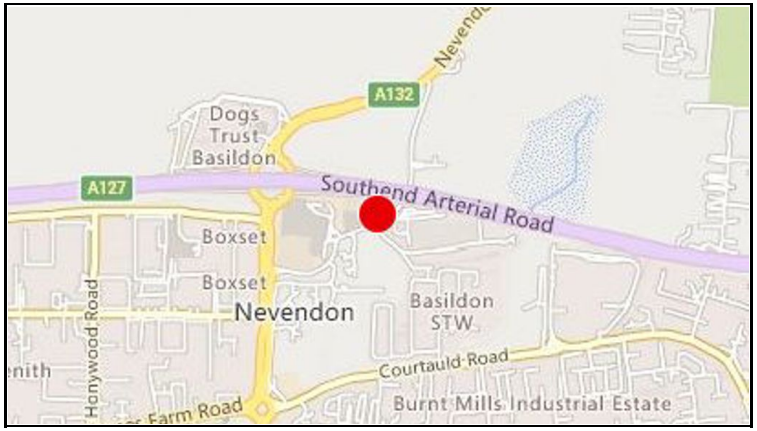
Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







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 main line railway station provides services to London Fenchurch Street.

DESCRIPTION
Refurbished ground floor suite (first and second floors occupied by another business) arranged to provide open plan offices plus two partitioned offices, with kitchenette, and shared WC. Externally, 2 parking bays are provided with off road parking nearby.

ACCOMMODATION

Ground Floor	908 sq. ft. (84 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
£2,500 per calendar month, all inclusive (plus VAT).

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.

EPC
The property has an EPC rating of B-37.

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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