

## 2 Sylvan Court, Sylvan Way Southfields Business Park Basildon, Essex SS15 6TH

**DETACHED HIGH SPECIFICATION OFFICE  
BUILDING APPROX. 8,461 SQ FT 896 SQ M**

- Gas fired central heating
- Raised access floors
- Suspended ceilings with CAT II lighting
- Air conditioning
- Passenger lift
- Ladies/gents/disabled WC facilities

### Location

The premises are located on the popular and established Southfields Business Park located immediately to the south of the Ford Dunton Research Plant and within five miles of the M25 (Junction 29) via the A127. Laindon station connecting with London Fenchurch Street is approximately one and a quarter miles to the south. Local occupiers include NatWest Bank, Redrow Homes and Ford Motor Company.

### Description

The property comprises a detached two storey office building constructed in the late 1980's to a high specification within an attractive landscaped environment. The property features brick and glazed external elevations underneath a pitched tiled roof. Internally the office has suspended ceilings, recessed fluorescent lighting, central heating and a passenger lift.



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### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, and has the following Gross Internal Area:

Floor	Sq Ft	Sq M
Ground Floor Office	4,212	391
First Floor Office	4,248	395
<b>TOTAL</b>	<b>8,461</b>	<b>896</b>

### Terms

The property is available for sale freehold, further information on request.

### VAT

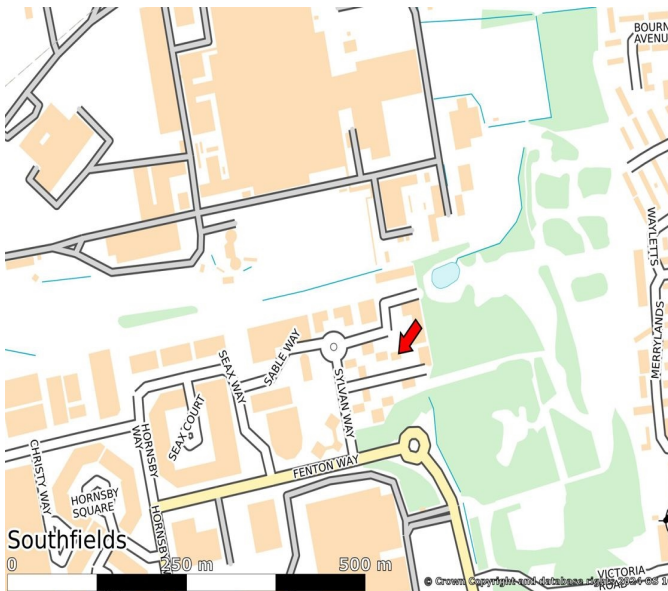
VAT is applicable to the purchase price.

### Business Rates

From internet enquiry of the Valuation Office Agency website we understand the property has a Rateable Value of £137,000 as at 1st April 2023.

Interested parties are advised to verify the rating assessment by contacting Basildon Council on 01268 533 333.

### Location Map



### Energy performance certificate

We understand the property has an EPC rating of C66 valid until 25.03.2034.

### Viewing and further information

Strictly by prior appointment through Glenny LLP

### Next steps...

For further details on these and many other available properties please contact:



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### Essex Office

**Call: 01268 540 771**

**3 Argent Court Sylvan Way, Basildon**  
**Southfields Business Park, SS15 6TH**

July-2024