

TO LET

Ground Floor Office Suite

496 sq. ft. (46 m²)

UNIT 22, SAFFRON COURT

Southfields Business Park, Basildon, Essex, SS15 6SS

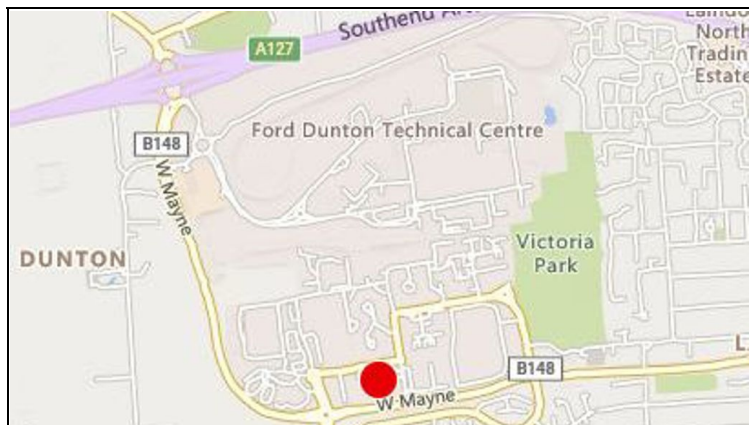


- Ground Floor
- Communal On Site Parking

- Available Immediately
- Sought After Business Estate

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 main line railway station provides services to London Fenchurch Street.

DESCRIPTION

The suite comprises a self-contained ground floor office suite with good natural light, WC facilities and electric heating. Externally, on site car parking is provided.

ACCOMMODATION

Total 496 sq. ft. (46 m²)

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

TENURE

The property is available by way of an assignment of our clients existing lease, which is due to expire on 31 January 2027.

RENT

£6,448 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation Office Agency, we believe the Rateable Value to be £7,400 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £3,692.60. We believe that small business rate relief may therefore be available and interested parties are advised to contact Basildon Council's Rates Department for verification of actual rates payable, if any.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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