

Yewdale House, Honeywood Road, Basildon, Essex, SS14 3DS



Various Office suites

Approx 130-2,583 sq ft (12-239.9 sq m)

TO LET

- Recessed lighting
- Laminate flooring
- Central heating
- Use of boardroom/Staff room
- Parking available by negotiation

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2C is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 33 minutes.

The property

The majority of office suites feature suspended ceilings with recessed lighting, laminate flooring, wall-mounted perimeter trunking and gas fired central heating. The largest of the office suites has no suspended ceiling and is carpeted. The offices also have use of a boardroom/staff room. Externally, car parking to the front of the building is available by negotiation.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Offices (Ground floor)	130-1,772sq ft	(12-164 sq m)
Offices (1st floor)	130-811 sq ft	(12-75 sq m)

Business rates

It is likely that the offices will fall below the Small Business threshold where nil rates will be payable but interested parties are advised to fully satisfy themselves in this respect.

Terms

£13.50-15.50 per sq ft inclusive is payable for the offices depending on size.

To be let on a new, full repairing and insuring lease for a maximum of 3 years.

Legal Costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The EPC rating for the entire building is E113.

Agent's Note

All figures quoted are exclusive of Vat (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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