

# Regency House Miles Gray Road Basildon, Essex SS14 3FR

**NEWLY CONSTRUCTED CAT A OFFICES  
APPROXIMATELY 1,011 – 4,488 SQ FT 94 – 1,498 SQ M**

- Suspended ceilings with recessed led lighting
- Comfort cooling
- 8 person lift
- Self-contained and secure gated site
- On-site car parking approx. 1 space per 250 sq ft

## Location

The property is located fronting Miles Gray Road at its junction with Bentalls running parallel with the A127 and lying north of Basildon town centre and within the established industrial area of Pipp's Hill. Access is available to the nearby A127 via the A176 connecting with the M25 at Junction 29 within 6 miles to the west. Basildon station is located approximately 2 miles of the south within the town centre and has a journey time to London Fenchurch Street of 30 minutes.

The property comprises an existing three storey office building which is currently being extended to provide CAT A offices available over two floors. The first floor will be available in suites that can be combined with the second floor capable of accommodating much larger requirements up to 15,000 sq. ft.



## Regency House, Miles Gray Road, Basildon, Essex SS14 3FR

### Description

The internal specification includes carpet tiling, raised access floors, suspended ceilings with recessed LED lighting, comfort cooling, 8 person lift, kitchen, ground floor reception and WCs on all floors.

Access to the building is via an electric gate and on-site car parking is available approx. 1 space per 250 sq ft.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Basis and the following areas are available:

Office	Sq ft	Sq m
GF Office	282	26.2
FF Office 4	1,751	162.7
FF Office 6	939	87.2
FF Office 15	1,164	108.1
SF Office 14	1,550	1,44.0
<b>TOTAL</b>	<b>4,488</b>	<b>1,498</b>

### Terms

The property is available to let on new Full Repairing and Insuring terms to be agreed. Rent on application.

### Service Charge

There is a service charge applicable for the upkeep and maintenance of the common parts of the estate. Further details on application.

### Rateable Value

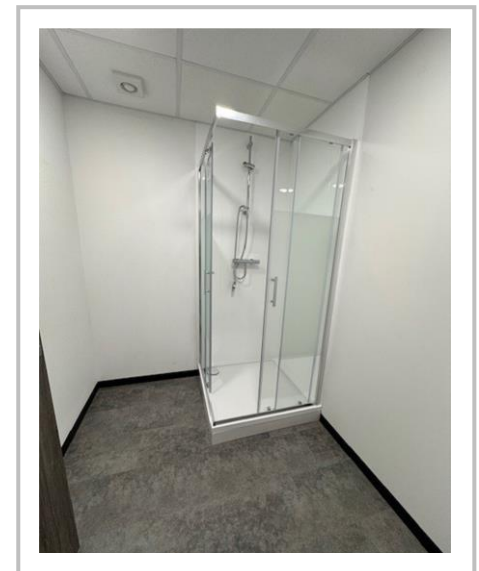
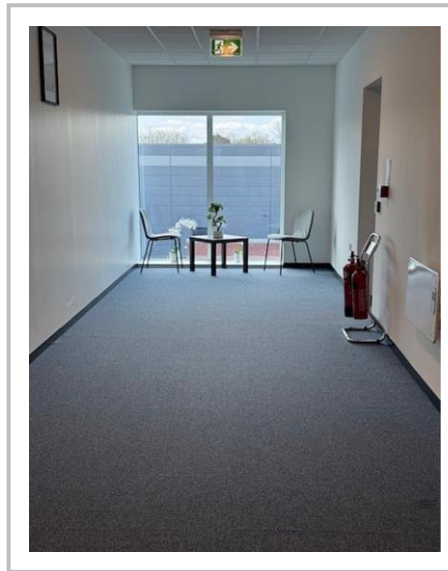
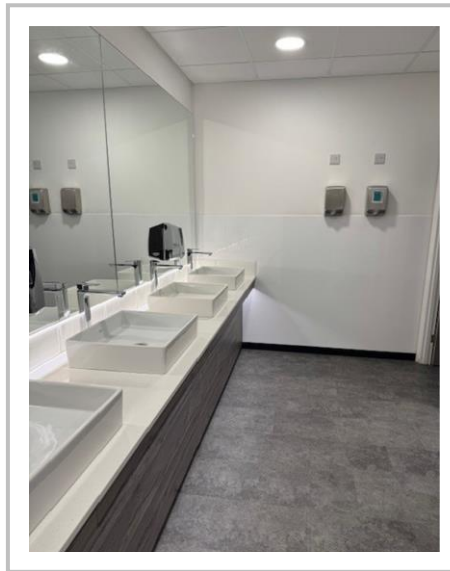
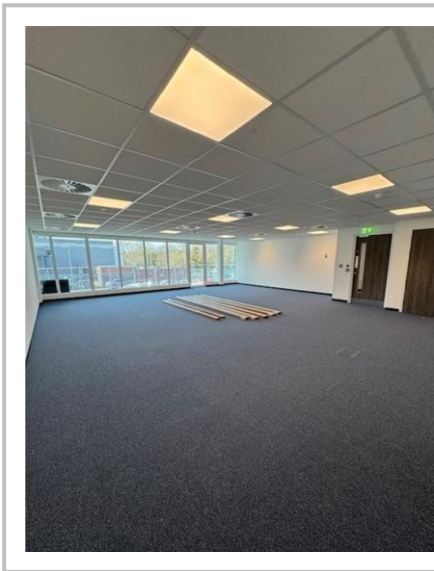
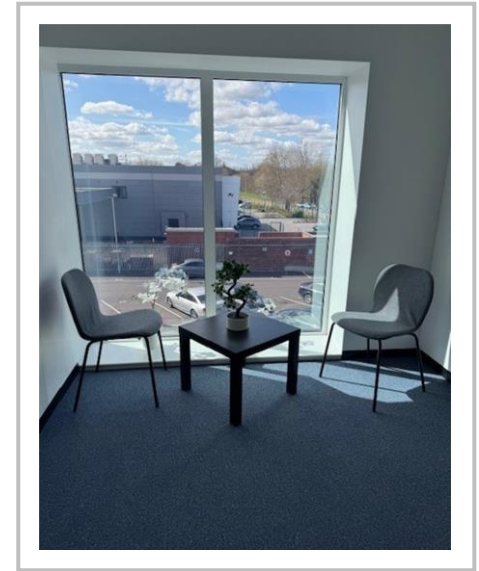
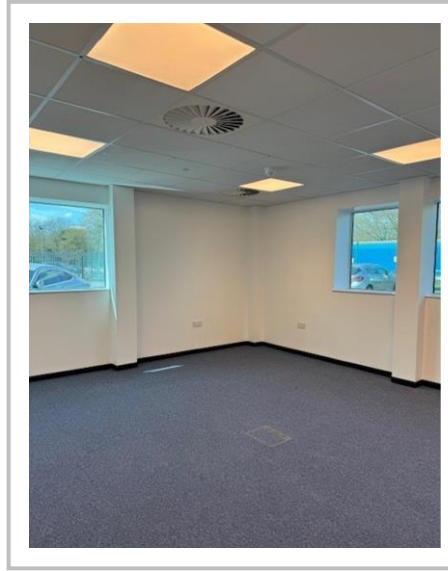
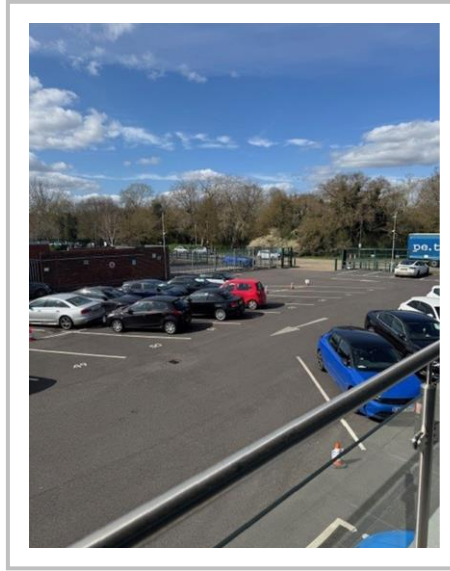
Interested applicants are advised to verify the rating assessment by contacting the Local Authority.

### Energy Performance Certificate

We understand the property has an EPC Rating of D87.

# OFFICES / TO LET

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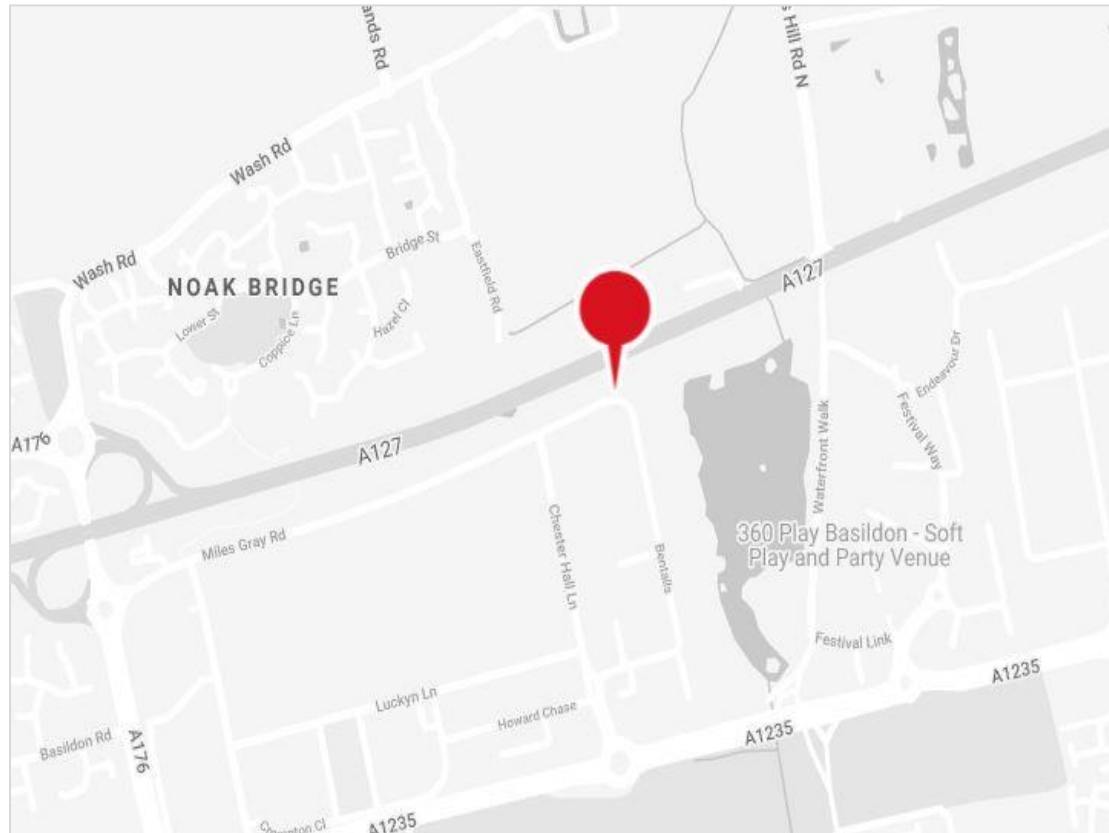


# OFFICES / TO LET



## Regency House, Miles Gray Road, Basildon, Essex SS14 3FR

### Location Plan



### Next steps...

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



**Dan Wink**  
**07717 545 532**  
[d.wink@glenny.co.uk](mailto:d.wink@glenny.co.uk)



**Tom Gill**  
**07881 848 160**  
[t.gill@glenny.co.uk](mailto:t.gill@glenny.co.uk)

### Essex Office

**Call: 01268 540 771**

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

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