

Southgate House, Basildon

SS14 1BN



To Let

95 to 1,243 sq ft
(8.83 to 115.48 sq m)

Office Accommodation

- Excellent Local Amenities
- Close to Railway Station
- Town Centre Location

Location

Southgate House is located in heart of Basildon Town Centre with the benefit and amenity of parking, shopping facilities, eateries, cafes etc within the immediate proximity. Basildon railway station a short walk away providing links into London The A127, A13 and M25 are within easy reach, and Southend Airport is less than 15 miles away.

Description

Southgate House comprises the upper floors of a four storey building which comprises ground floor retail spaces and offices above. There is lift access and communal WC's on each floor.

Accommodation

The accommodation comprises a range of office suites which can be rented separately or combined to suit occupier space requirements. The following suite sizes are measured on an NIA basis:

Description	sq ft	sq m
Suite 1X	95	8.83
Suite 1J	443	41.16
Suite 1G	690	64.10
Suite 1P	709	65.87
Suite 3B	750	69.68
Suite 1L	796	73.95
Part 1st Flr Unit 1C	1,144	106.28
Suite 2L/2J	1,243	115.48

Terms

Each suite is offered on new lease terms to be agreed.

Business Rates

Each suite is separately assessed for business rates and individually qualify for Small Business Rates Relief.

Service Charge

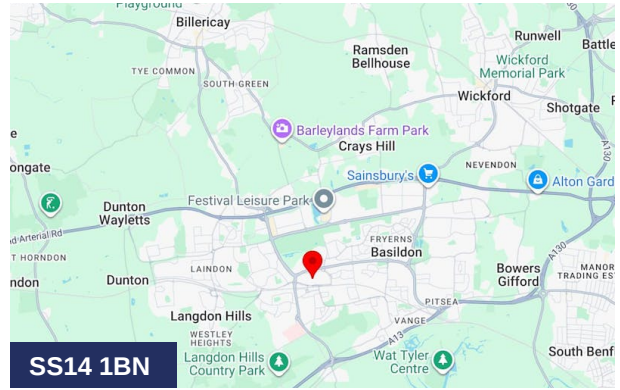
A service charge is payable for the common parts and shared utilities.

Planning/Use

Offices and other Class E uses.

AMLR

Prospective tenants are legally required to undertake Anti-Money Laundering checks as part of the application process. This includes providing valid photo identification, proof of address, and immigration status documents for non-UK nationals.



Summary

Available Size	95 to 1,243 sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Viewing & Further Information

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