

## TO LET

### TO BE REFURBISHED - Open Plan Office Suite With Meeting Room

1,098 sq. ft. (102 m<sup>2</sup>)

## BOWDEN HOUSE, (GROUND FLOOR FRONT OFFICE SUITE)

Luckyn Lane, Pipp's Hill Industrial Estate, Basildon, Essex, SS14 3AX

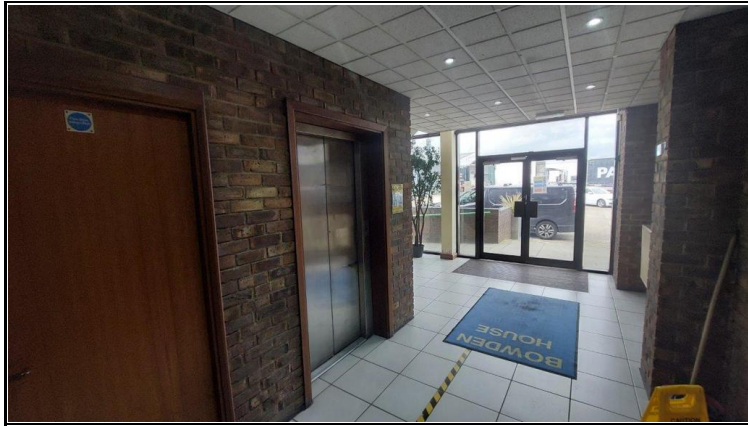
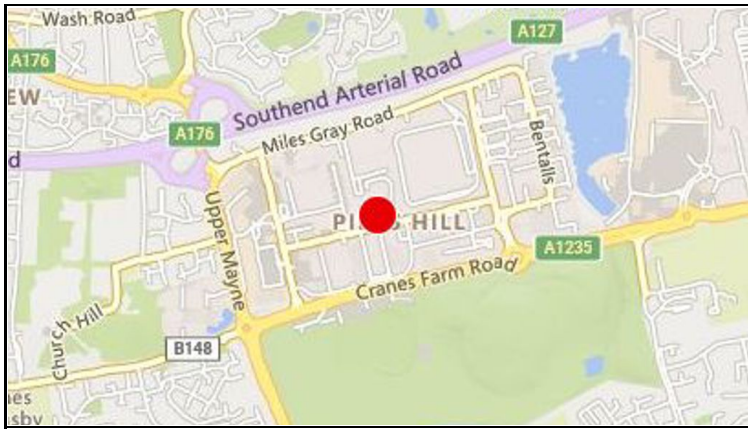


- Lift Access to all Floors
- CAT 5 Cabling
- Four (4) Allocated Parking Bays
- Boardroom for Hire
- Gas Central Heating
- Partitioned Office
- Communal Kitchen & W/C's
- Available Soon

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Bowden House is located on the busy and established industrial area of Luckyn Lane, close to Yardley Business Park, Basildon. 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

Ground Floor open plan office suite which is to be refurbished, set within a multi-let office building. The suite provides refurbished open plan office with glass partitioned meeting room, shared kitchen and shared W/C facilities. There is lift access to all floors. In addition, a large communal boardroom can be booked for larger meetings/conferences (no charge). Externally, 4 allocated parking bays are provided,

#### ACCOMMODATION

**Total** **1,098 sq. ft. (102 m<sup>2</sup>)**  
*The above floor areas are approximate and have been measured on a net internal basis.*

#### TENURE

The office suite is available upon a leasehold basis, further detail upon application.

#### RENT

£16,500 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 £10,250 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £5,114.75.

#### EPC

The property has an EPC rating of C.

#### LEGAL FEES

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

#### ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

#### CONTACT

Strictly by appointment via sole agents:

David Sewell  
Tel: 01268 290299 / 07837 409316  
Email: david.sewell@kemsley.com

Ref: AB2715/1



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.