

Mileway

Mayne House, Juniper Park, Fenton Way, Basildon, SS15 6RZ

BASILDON

Juniper Park

Refurbished & flexible office space
up to 16,725 sq ft
Available to let



Logistics real estate urbanised

mileway.com

Juniper Park



Ground, 2nd and 4th floor offices



Undergoing refurbishment



Flexible size range from 1,000 sq ft to 16,725 sq ft



Generous parking - approx 1 space per 245 ft²



24-hour manned security

Available To Let

Refurbished & flexible office space up to 16,725 sq ft

This headquarters style building is undergoing comprehensive refurbishment to deliver high-quality, modern offices in a popular business location close to the M25 and Laindon station.

Each occupier will benefit from high-specification space designed for a comfortable and efficient working environment with air conditioning, 24-hour security and generous parking.

*data collated from West London Alliance

- Basildon is the largest economy in Essex and a significant driver of regional and national growth.
- The borough is home to 7,725 thriving businesses, particularly in the Digital, Creative and ICT sectors.
- 17.5% of employment is in administrative occupations, which is 7.5% higher than the national average.



24/ security



Lift access



Revamped reception



Open-plan offices



Wi-fi



Suspended ceilings



Comfort cooling



On-site parking

Accommodation

Juniper Park comprises a five storey HQ office building on a secure site benefiting from 24/7 manned security. The communal reception, entrance and vacant offices are currently being refurbished. High-quality offices capable of subdivision are available on the ground, second and fourth floors.

Floor	Sq Ft	Sq M
Ground Floor	16,725	1,553.75
Second Floor	4,147	387.78
Fourth Floor	4,096	380.52
Total	24,968	2,319.53

Approximate net internal areas. A measured survey will be provided on completion of landlords works.

Key Features

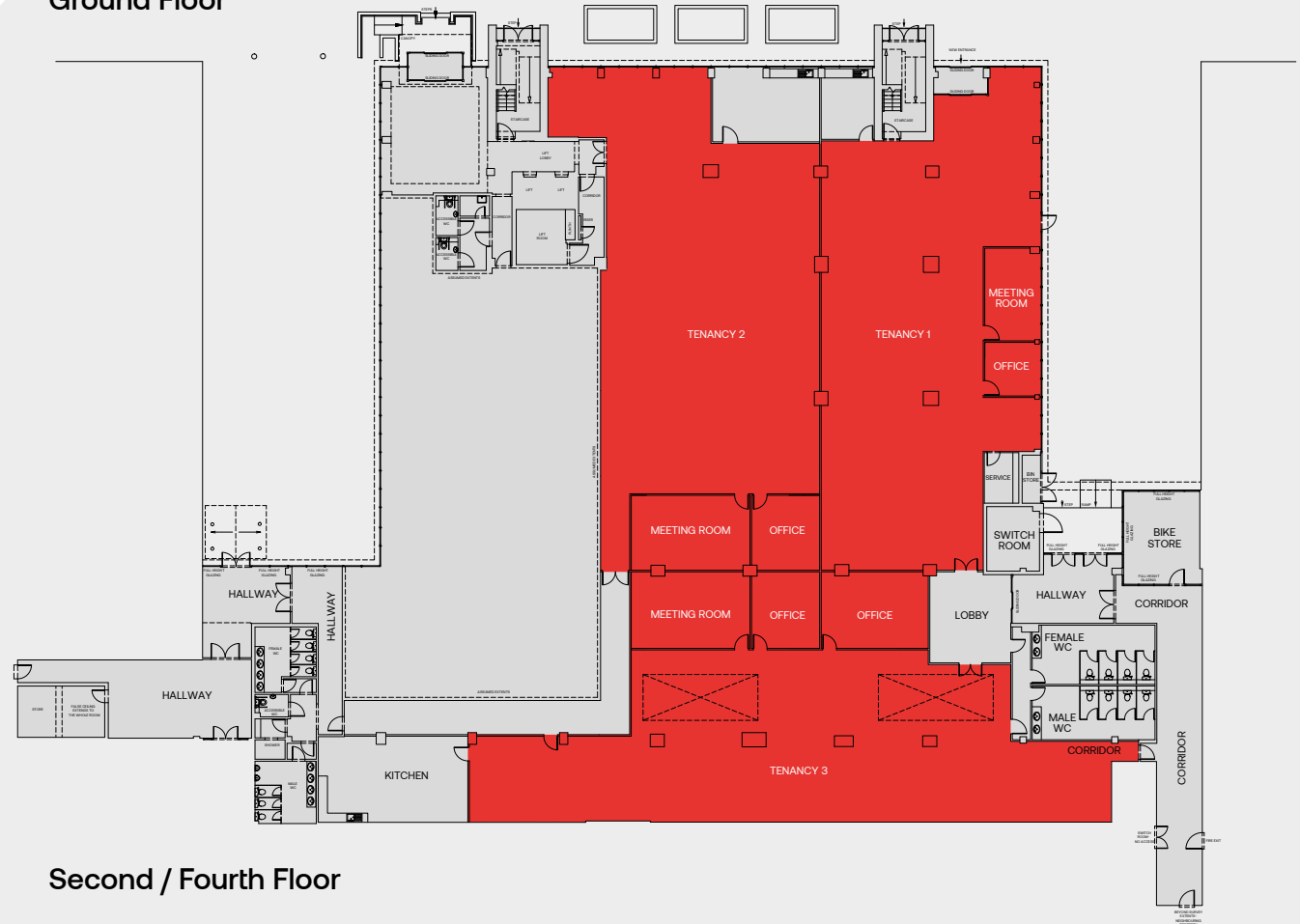
- Natural light
- Male & female WCs
- Secure storage
- Two ten-person passenger lifts
- 4 pipe fan coil air condition system
- Double glazing
- Suspended ceilings/LED lighting
- 24 hour manned estate security

Target Ratings

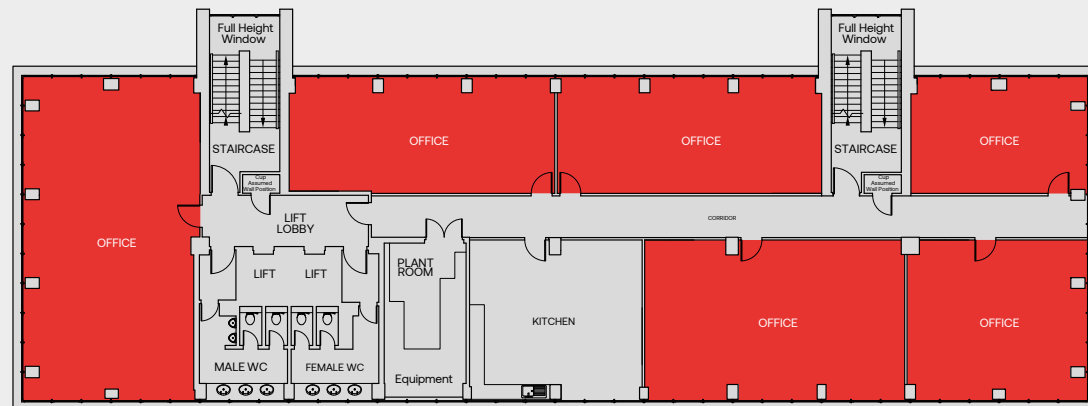
- Energy Performance Certificate available on request

Ground Floor

*indicative floorplan



Second / Fourth Floor



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Terms

The offices are available to let on new effective Full Repairing and Insuring leases for terms to be agreed.

Viewing / Further Information



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Mileway

Location

Your new space will ease your commute with on-site parking and exceptional transport links connecting you to the South East, Central London and beyond.

Juniper Park is situated at the entrance of Juniper Park on Southfields Business Park, an established and popular location where you will be in good company. Local occupiers include DB Schenker, Bosch, Ford Dunton Research Centre and DG International.

By Rail

Laindon Station offers regular and direct services in and out of central London with a journey time to London Fenchurch Street of approximately 30 minutes. 1.1 miles from Juniper Park 22 minute walk

By Road

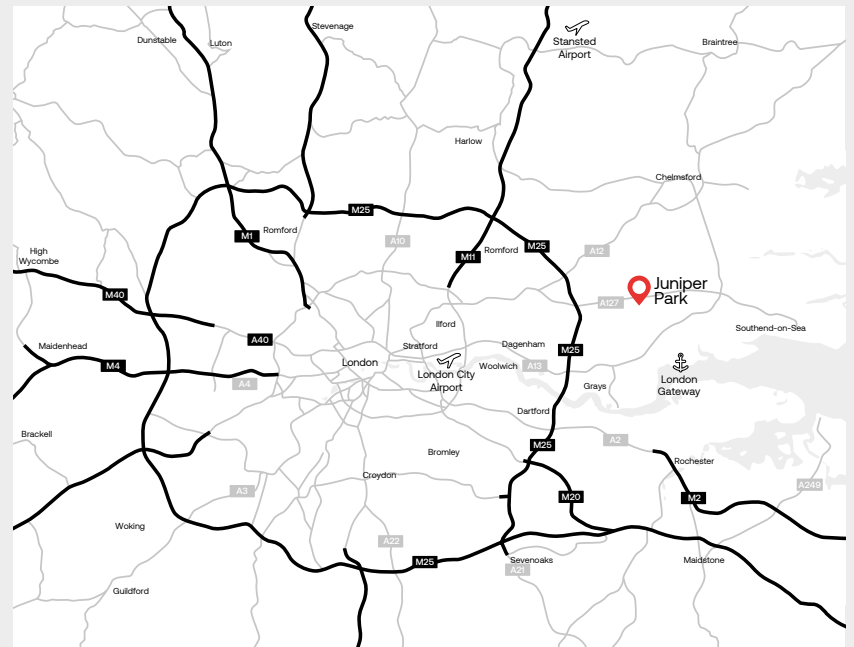
The A127 is within a mile to the north and connects with the A12 and the M25 (Junction 29) for easy access to central London and the national motorway network. A127 1 mile from Juniper Park 3 minute drive

By Bus

There are two bus stops within a one minute walk.

By Air

London Stansted, one of the UK's busiest airports with over 140 direct flights. 28 miles from Juniper Park 28 minute drive



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