

TO LET

Regency House

1 Miles Gray Road, Basildon, Essex, SS14 3FR



Key Highlights

- Substantially refurbished and extended in 2022.
- Excellent car parking with 110 spaces at a ratio of 1:272 sq ft.
- Low service charge of just £4.50 per sq ft.
- The M&E in the building new.

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Chelmsford, CM1 1BT

01245 293228

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Location

Regency House occupies a prominent position fronting Miles Gray Road, just to the South Kings Road at its junction with Queens Road, in close proximity to the A127.

Description

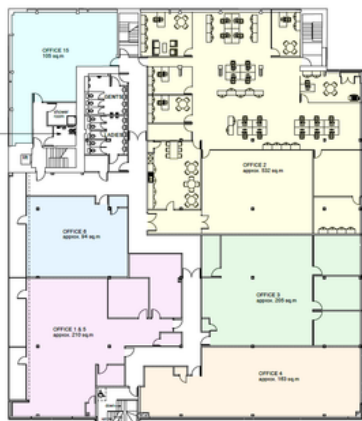
Regency House is a self-contained office refurbished and substantially extended in 2022.

The building benefits from the following specification:

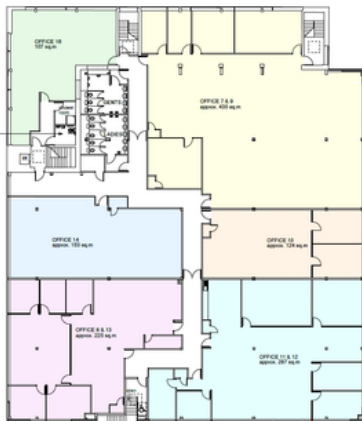
- New air conditioning system
- Suspended ceilings
- Raised floors in the majority
- Male, female and disabled WCs provided on all floors
- One 8-person passenger lift.
- 110 spaces providing an excellent parking ratio of 1:272 sq ft

Accommodation

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



FIRST FLOOR AREA	ft²	m²
Office 4	1,755	163
Total	1,755	163



SECOND FLOOR AREA	ft²	m²
Office 14	1,647	153
Office 15	1,130	104
Total	2,777	257

Terms

Each Suite is available by way of a new FRI Lease, for a term to be agreed at a rent based upon £22.50 psf pax

EPC

All Suites are EPC Rating B.

Legal Costs

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



Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing

Strictly by prior appointment with the Sole Lettings Agent
Savills

Mike Storrs
mstorrs@savills.com
01245 293228



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