



Ayers & Cruiks
COMMERCIAL

Regency House, Miles Gray Road, Basildon, SS14 3RW

To Let | 1,012 to 1,755 sq ft

Office Building To Let & For Sale

Regency House, Miles Gray Road, Basildon, SS14 3RW

Summary

- Rent: £22,770 - £39,488 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Borough Council 01268 533333
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (76)
- Lease: New Lease

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
07500 046117
cameron@ayerscruiks.co.uk

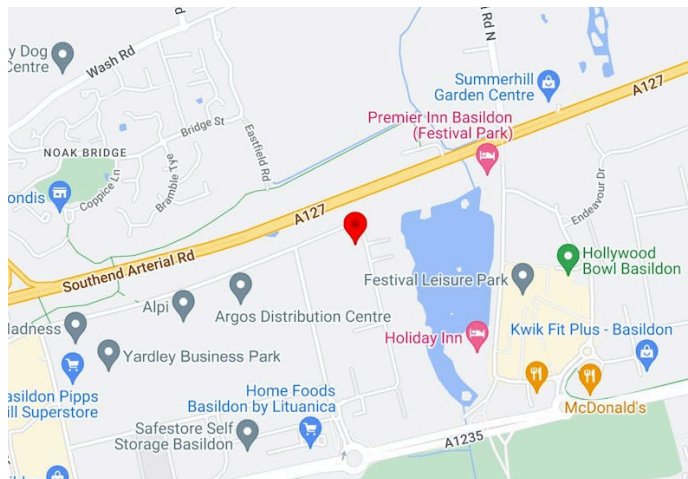
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608039
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Key Points

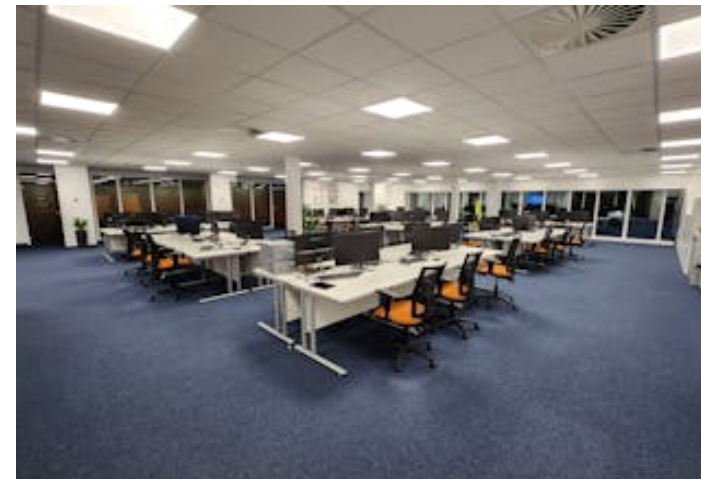
- Investment Opportunity
- Ample Parking
- CAT A Offices
- Price On Application
- New Lease Available

Description

The Property features include hot-desking areas on the first and second floors, carpet tiling, raised access floors, suspended ceilings with LED lighting, comfort cooling, an 8-person lift, kitchen, ground floor reception, and WCs on all floors. The site offers secure gated access and on-site parking (approx. 1 space per 250 sq. ft.).

Location

The property fronts Miles Gray Road at its junction with Benthalls, parallel to the A127 and just north of Basildon town centre in the established Pippis Hill industrial area.



The A127 is easily accessed via the A176, linking to the M25 (Junction 29) about 6 miles west. Basildon station, around 2 miles south in the town centre, offers a 30-minute service to London Fenchurch Street.

Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - First Floor.	1,012	94.02	£22,770 /annum	Available
Suite - First Floor	1,755	163.04	£39,488 /annum	Available
Suite - Second Floor	1,647	153.01	£37,058 /annum	Available

Viewings

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks

Terms

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

