

BASILDON



TO LET

Cornwallis House
Howards Chase
Basildon
Essex
SS14 3BB

VARIOUS SIZED OFFICE SUITES

95 SQ.FT. TO 540 SQ.FT.
(8.83 SQ.M. TO 50.17 SQ.M.)

-  Established Industrial Estate
-  Ample Parking
-  Serviced Offices
-  Easy In & Out Agreements
-  From £3,900 Per Annum To £14,700 Per Annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

These office suites are located within a busy industrial area surrounded by many well-known PLC companies such as B&Q, Argos, Currys and Asda. The Business Centre has close links to the A127 and M25 and is situated near Basildon Festival Leisure Park.

These office suites come with the added benefit of communal toilets, a reception area for visitor, message taking services, use of a conference room, waste removal and postal collection.

Note: Suitable For Office Use ONLY.



TERMS:

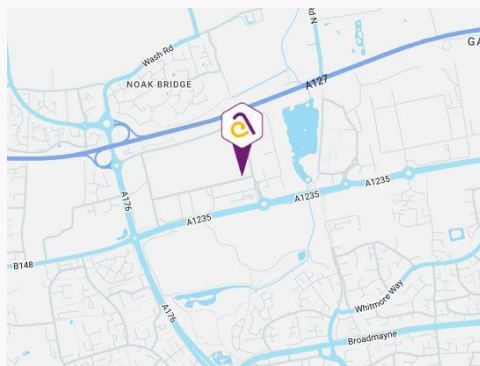
Easy In and Out agreements.
Flexible tenancy options.

EPC:

E – 121

ADMINISTRATION COSTS:

Admin fee may apply.



BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333.

LEGAL COSTS:

Ingoing tenants to be responsible landlords' reasonable legal costs.

TENURE:

Leasehold

VAT:

Plus VAT If Applicable

VIEWING:

Strictly prior appointment with the vendor's appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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AVAILABLE SUITES

SUITE	TYPE	FLOOR	SIZE	TERMS	COMMENTS	AVAILABILITY	PRICE
Office 10	Office	Ground Floor	Office 350 sq.ft	2 year lease, flexible options available	£825.00 per month inclusive	from November 1st 2025	£825.00
Office 54	Office	Ground Floor	Office 425 sq.ft	Flexible or longer tenancy options	Rent includes all services	from November 1st 2025	£1200.00
Office 104	Office	First Floor	410 sq.ft	Flexible or longer tenancy options	£1,425 includes utilities	now	£1425.00
Office 100	Office	First Floor	330 sq.ft	Flexible or longer tenancy options	£1,100 per month	now	£1150.00
Office 13	Office	Ground Floor	95 sq.ft	Flexible or longer tenancy options	Rent includes all services and Phone and Internet	now	£325.00
Office 711	Office	Ground Floor	540 sq.ft	flexible options available	£1225 per month including services	now	£1225.00
Storage 163	Storage		140 sq.ft	Flexible or longer tenancy options	Rent £195 per month	now	£195.00



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