



**Ayers & Cruiks**  
COMMERCIAL

Capricon Centre, Cranes Farm Road, Basildon, SS14 3JJ  
To Let / For Sale | 1,820 sq ft

Available Now - Ground and First Floor Office Building - 1,820 SQ.FT. (169 SQ.M.)





**Ayers & Cruiks**  
COMMERCIAL

## Capricorn Centre, Cranes Farm Road, Basildon, SS14 3JJ

### Summary

- Rent: £30,000 per annum
- Price: Offers in excess of £400,000
- Business rates: £10,853.25 per annum Interested parties are advised to confirm the rating liability with Basildon Council
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C
- Lease: New Lease

### Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
07500 046117  
cameron@ayerscruiks.co.uk

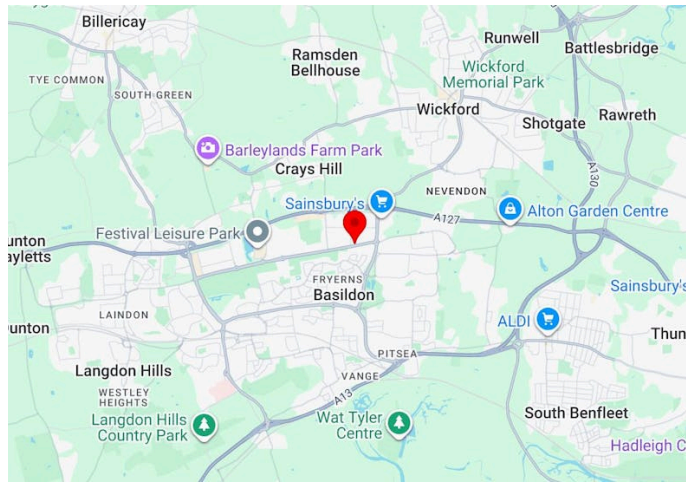
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

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

- Two Storey Office Building
- Allocated Parking for 3 Cars
- Kitchenette & W.C
- New Lease Available
- Freehold Available

### Description

The two-storey office building is arranged over two floors with several partitioned offices. It features carpet tiles, suspended ceilings, CAT 2 lighting, and air conditioning throughout. The ground floor includes a kitchen as well as ladies' and gents' WCs. The property also benefits from three allocated parking spaces.

### Location

The Capricorn Centre is situated within the established Cranes Industrial Area in Basildon, just off Cranes Farm Road (A1235), approximately 1.5 miles north of Basildon town centre. It lies midway between the junctions with Honywood Road and Cranes Close, offering



### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Price

Offers In Excess Of £400,000

### Rent

£30,000 Per Annum Exclusive

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 Sep 2025.

