



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

10,600 sq ft

**2-3 Commercial Way,  
Christy Close, Basildon,  
SS15 6EF**

Spacious office building  
featuring bright, airy suites and  
flexible workspace, set in a  
prime Business Park location.

- Open plan work areas and cellular offices
- Enclosed rear space/ garden
- Ample parking to side and rear
- Kitchen/ dining facilities on ground floor
- Available February 2027

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



2-3 Commercial Way, Christy Close,  
Basildon, SS15 6EF

## Summary

- Rent: £19,995 per month
- Business rates: £81,836 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (54)
- Lease: New Lease

## Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

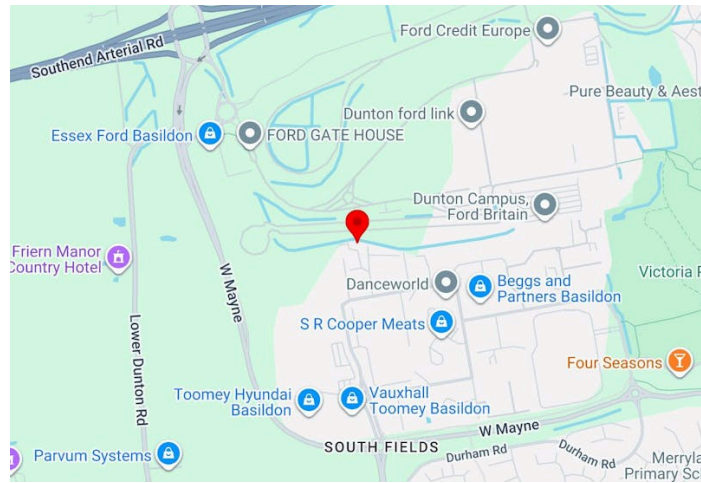
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
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



## Description

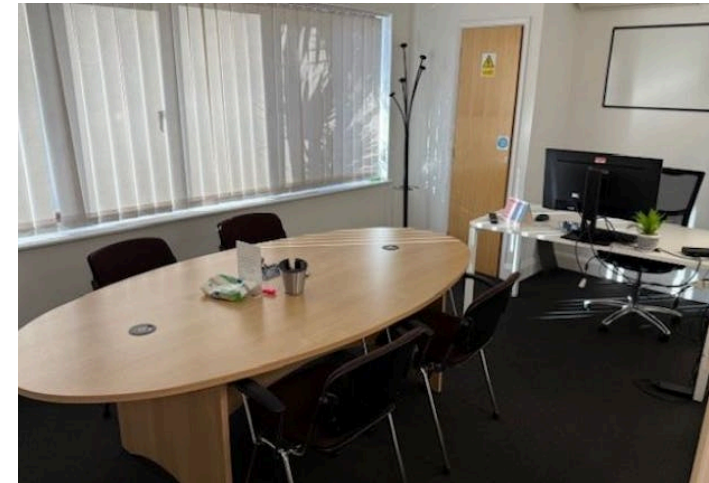
Bright and airy office suites arranged over 3 floors, available to let as multiple or individually, featuring dual front entrance lobbies, washrooms and dedicated kitchen areas on each floor. Suites are typically refreshed before occupancy, with bespoke layouts and partitioning available. It also benefits from ample parking to the front of the building and nearby service roads.

## Location

Beechwood is conveniently located for access to the A13 and A127. Laindon train station is 15 minutes walk away offering direct access to London and there are local bus stops nearby.

## Accommodation

| Description | Building Type | sq ft  | sq m   | Availability |
|-------------|---------------|--------|--------|--------------|
| Office 425  | Office        | 10,600 | 984.77 | Available    |



## Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

## Rent

£239,940 per annum

