



**Ayers & Cruiks**  
COMMERCIAL

**For Sale**

**3,792 sq ft**

**6 Argent Court, Sylvan  
Way, Basildon, SS15 6TH**

Ground and first floor office  
space with parking available to  
the front.

- Ground and first floor office space
- Parking at the front
- Prominent commercial location
- Offers in excess of £750,000

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



6 Argent Court, Sylvan Way,  
Basildon, SS15 6TH

## Summary

- Price: £750,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- EPC: D (77)

## Further information

- [View details on our website](#)

## Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

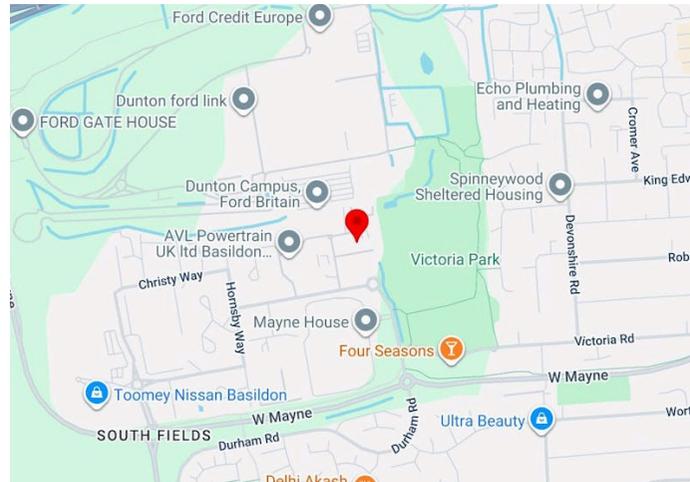
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

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

A self-contained office building arranged over ground and first floors with parking available. The building offers versatile accommodation for any purchaser being able to split the building floor by floor if required. The office benefits from suspended ceiling, LED lighting, gas central heating and air conditioning along with a kitchenette and WCs on each floor.

## Location

This property is situated within Southfields Business Park in Basildon, an established commercial location. It benefits from convenient access to local road networks and is within easy reach of nearby train stations and bus networks, as well as local amenities, making it suitable for a range of business uses.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	1,894	175.96
1st	Office	1,898	176.33
<b>Total</b>		<b>3,792</b>	<b>352.29</b>



## Viewings

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

## Terms

The ground floor is currently let on a Tenancy At Will paying £2500 plus VAT per month.

## Tenure

Freehold

## Price

Offers in excess of £750,000

