



Ayers & Cruiks
COMMERCIAL

To Let

280 to 12,070 sq ft

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

Two-storey office building with multiple suites available currently undergoing full refurbishment.

- Flexible office layout
- The suite has carpet, LED lighting and vertical blinds
- High speed connectivity available
- Newly refurbished
- Allocated parking



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

Summary

- Rent: £9,000 - £105,000 per annum
- Business rates: 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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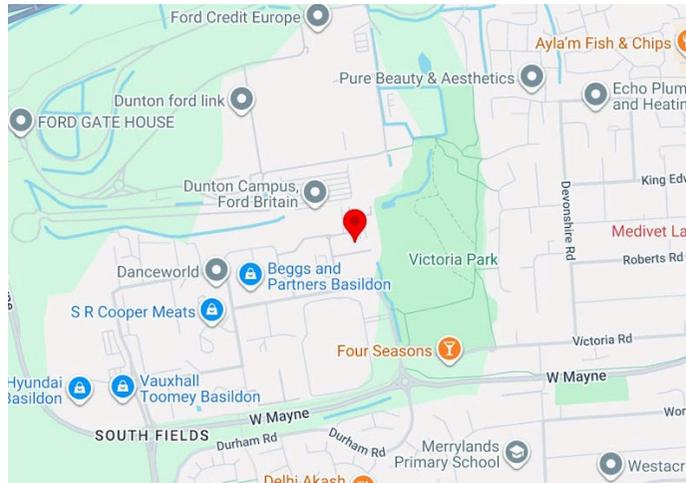
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Description

A two-storey office building currently being fully refurbished. It benefits from a front entrance lobby, ample free on-site parking to the front, washrooms and kitchen areas throughout the property that are cleaned and serviced regularly.

Location

This office building is conveniently located within a modern business park just off Southend Arterial Road. The area is surrounded by easy road access to Central London and Southend-On-Sea, and is a short drive from Basildon town centre and train station which provides direct services to London.

Accommodation

Description	sq ft	sq m	Availability
Office 788	490	45.52	Available
Office 789	420	39.02	Available
Office 790	280	26.01	Available
Office 791	400	37.16	Available
Office 792	400	37.16	Available
Office 793	280	26.01	Available

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Service charge and insurance

Office 788 - £174.81 monthly service charge, £24.86 monthly buildings insurance

Office 789 - £148.74 monthly service charge, £21.47 monthly buildings insurance

Office 790 - £99.86 monthly service charge, £14.87 monthly buildings insurance

Office 791 - All inclusive

Office 792 - £141.66 monthly service charge, £20.45 monthly buildings insurance

Office 793 - £99.86 monthly service charge, £14.87 monthly buildings insurance

Viewings

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