



Ayers & Cruiks
COMMERCIAL

To Let

1,980 sq ft

**Phoenix Business park,
Christopher Martin Road,
Basildon, SS14 3EZ**

**Grade A, penthouse office suite
with access to sky lounge**

- Grade 'A' Offices
- Air Conditioning
- Shared Reception and Intercom System
- Allocated parking spaces
- Sky lounge
- Furniture available (if required)
- Private W/C facilities
- New Lease Available

www.ayerscruiks.co.uk



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Summary

- Rent: Rent on application
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333
- Car parking charge: n/a
- VAT: All rents, prices and premiums are exclusive of VAT under the Finance Act 1989
- Legal fees: Each party to bear their own costs
- EPC: B (43)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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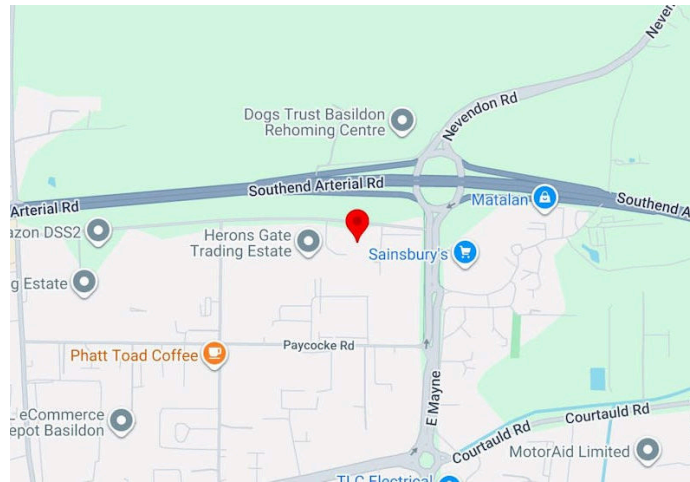
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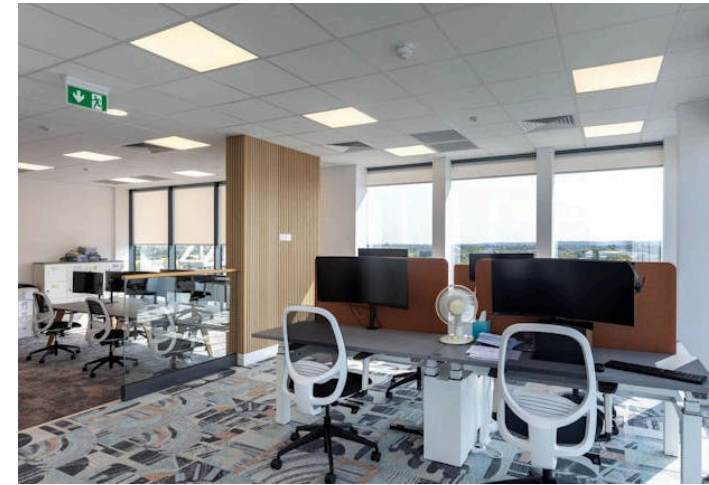


Description

The penthouse office is situated on the sixth floor of Phoenix House and enjoys impressive, far-reaching views. The suite is thoughtfully arranged to provide a sky-lounge style client and office area, two open-plan office areas, and two private meeting rooms. Further benefits include a fully fitted kitchen and two private WCs. The suite is finished to a high standard throughout and can be offered with existing furniture by separate arrangement. Externally, the property benefits from eight allocated car parking spaces, with additional spaces available by licence.

Location

Phoenix Business Park provides flexible, high-quality office accommodation in Basildon, Essex, with office suites suitable for teams of approximately 10 to 100 staff. Occupiers benefit from modern amenities throughout, including superfast broadband, energy-efficient design, well-appointed meeting rooms, and a stylish on-site bistro. Extending to over 100,000 sq ft of sustainable workspace, Phoenix Business Park is a standout choice for businesses seeking well-priced commercial offices in Basildon.



The park is ideally located, just two minutes from the A127, 13 minutes from the M25 and approximately 25 minutes from Southend Airport. Basildon Station also offers fast and regular rail services into London, making the property highly accessible for both staff and clients.

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

Terms

Interested parties are advised to contact the local authority.

Accommodation

Name	Building Type	sq ft	Availability
Suite - Penthouse suite	Office	1,980	Available