



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



# Capricon 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: Ingoing tenant is liable for both parties legal costs
- EPC: C (55)
- Lease: New Lease

### Further information

View details on our website

### **Contact & Viewings**

**Neil Burroughs** 01702 608035 neil@averscruiks.co.uk

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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ

Tel: 01702 343060

**Burgundy Court** 64/66 Springfield Road, Chelmsford, Essex. CM2 6JY

Billericay Runwell Battlesbridge Ramsden Wickford Bellhouse TYE COMMON Memorial Park SOUTH GREEN Rawreth Shotgate Barleylands Farm Park Crays Hill Alton Garden Centre Festival Leisure Park vletts Sainsbury Basildon LAINDON ALDI 🖫 unton Thunde Langdon Hills VANGE Wat Tyler (1) South Benfleet Langdon Hills Country Park Hadleigh Ca

## **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

convenient access to the A127 Southend Arterial Road to the north via East Mayne.



### Accommodation

Name	sq ft	sq m
Ground	885	82.22
lst	935	86.86

### **Viewings**

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Price

Offers In Excess Of £400,000

#### Rent

£30,000 Per Annum Exclusive

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