



Ayers & Cruiks
COMMERCIAL

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

Two-storey office building with air con, suspended ceilings, kitchenette, WC and 3 allocated parking spaces.

Capricorn 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

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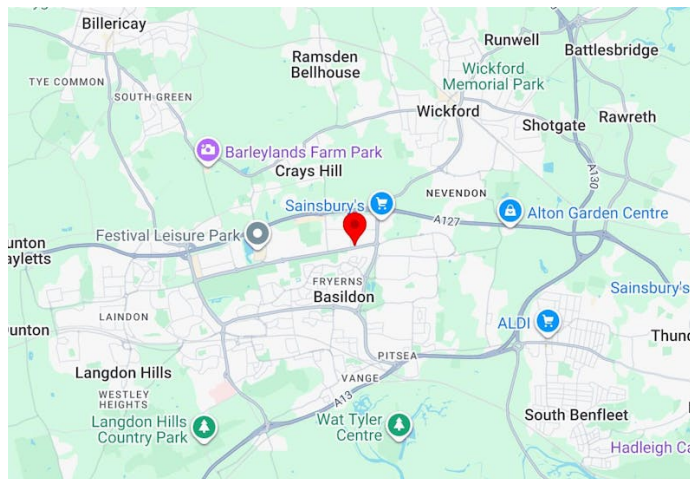
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Key Points

- 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
1st	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

