



Ayers & Cruiks
COMMERCIAL

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

To Let | 388 to 1,819 sq ft

Grade A offices with full carpeting, suspended ceiling with LED lighting, air con, reception and WCs.

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Summary

- Rent: £9,700 - £41,837 per annum
- 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: Incoming tenant is liable for both parties legal costs
- EPC: B (43)
- Lease: New Lease

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

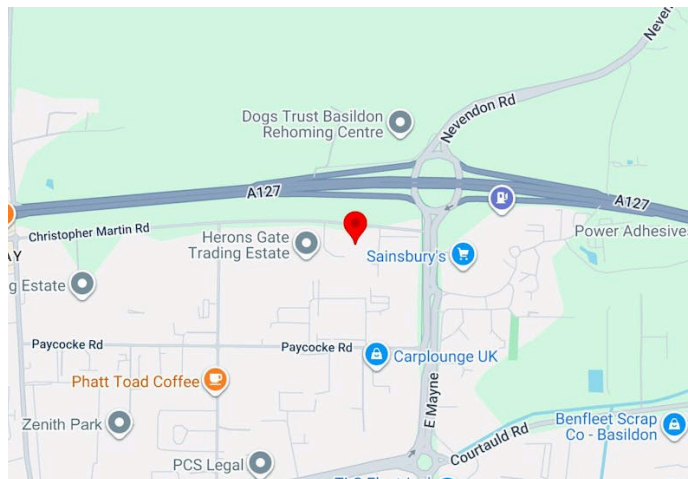
Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

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

www.ayerscruiks.co.uk



Key Points

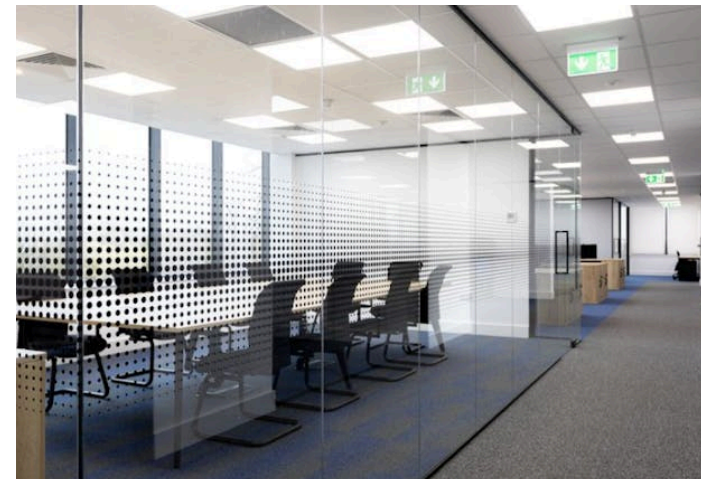
- Grade 'A' Offices
- Air Conditioning
- Shared Reception and Intercom System
- Allocated parking spaces
- New Lease Available

Description

The available accommodation comprises 'Grade A' office accommodation situated on the first and second floors. They benefit from full carpeting throughout, suspended ceiling with LED lighting and air-conditioning. The building benefits from a full-time bistro on site, along with a reception area, board room facility, communal W/C facilities and allocated parking spaces.

Location

Phoenix House is situated within Crane Industrial area, to the north-east of Basildon town centre and adjacent to the Southend Arterial Road.



Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the Basildon train station and A127 and A13 trunk roads.

Accommodation

Name	sq ft	Rent
Ground - Phoenix House - Suite 7a	1,819	£41,837 /annum
Ground - Phoenix House - Suite 16	1,200	£27,600 /annum
1st - Phoenix House - Suite 11C	388	£9,700 /annum
2nd - Phoenix Place - Suite 2.1	518	£12,950 /annum
2nd - Phoenix Place - Suite 2.4	713	£17,825 /annum
2nd - Phoenix Place	1,250	£31,250 /annum

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

Terms

Interested parties are advised to contact the local authority.

