



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

To Let | 388 to 1,819 sq ft



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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: Ingoing tenant is liable for both parties legal costs
- EPC: B (43)
- Lease: New Lease

Further information

View details on our website

Contact & Viewings

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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.

Dogs Trust Basildon Rehoming Centre Herons Gate Power Adhesive Estate O Phatt Toad Coffee Benfleet Scrap PCS Legal

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 Al27 and Al3 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.

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