

## TO LET

### Fully Serviced Offices

Approx. 151 Sq. Ft. - 412 Sq. Ft. (14.03 Sq. M. - 38.27 Sq. M.) N.I.A.

## UNIT 3, THE CAPRICORN CENTRE

Cranes Farm Road, Basildon, Essex, SS14 3JA

**FIRST THREE  
MONTHS  
RENT FREE**



- Serviced Offices
- Newly Completed
- Air Conditioning
- First 3 months Rent Free
- Parking Spaces Available
- Available Now

**KEMSLEY**  
LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, SS14 3EZ





## LOCATION

Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

## DESCRIPTION

The available accommodation comprise a first floor office that has been refurbished and converted to provide serviced office accommodation. The modern office suites are available on an initial 12 month licence agreements and benefit from suspended ceiling with inset LED lighting and air conditioning. The suites have undergone extensive refurbishment and are ready for immediate occupation. Each suite has use of male and female W/C facilities and communal kitchen areas. Parking is also provided.

## ACCOMMODATION

Suite 1 Front	151 Sq. Ft.	(14.03 Sq. M.)
Suite 2 Front	301 Sq. Ft.	(27.96 Sq. M.)
Suite 3 Rear	412 Sq. Ft.	(38.27 Sq. M.)

*The above floor areas are approximate and have been measured on a net internal basis.*

## TENURE

Fully all inclusive/ serviced offices. Tenant will be responsible for their own telephone costs and claiming their own small business rate relief.

## EPC

An EPC is available upon request.

## RENT

- Suite 1 Front w/ 1 Car Parking Space  
£7,250 per annum - FIRST 3 MONTHS RENT FREE
- Suite 2 Front w/ 1 Car Parking Space  
£14,300 per annum - FIRST 3 MONTHS RENT FREE
- Suite 3 Rear w/ 2 Car Parking Space  
£19,600 per annum - FIRST 3 MONTHS RENT FREE

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Yet to be assessed, however we are confident that each suite will be eligible for full small business rates relief.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via sole agents:

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