

TO LET

1st & 2nd floor Offices
(123.84 m² / 1336.23 sq. ft)

10-12 Southernhay, Basildon, Essex SS14 1EL



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

Located on Southernhay, opposite the former Toys 'R' Us store near Eastgate Shopping Centre. Basildon Town Centre will be subject to a major regeneration scheme to include plans for a new multicomplex cinema and various new restaurants. Car parking is available directly opposite at the multi storey car park and in the pay and display at the rear of the building.

The A127 thoroughfare which in turn provides direct access to the M25 London Orbital motorway, can be reached in under 10 minutes by car and is to the north of the property.

Description:

The premises are arranged over 2 floors as a collection of 7 offices with WC's and kitchenette facilities.

Approximate size:**First Floor**

Office 1 & 2	37.33 m2	401.82 sq. ft
Office 3	16.98 m2	182.77 sq. ft
Office 4	8.9 m2	96.01 sq. ft

Second Floor

Office 5	20.03 m2	218.51 sq. ft
Office 6	12.79 m2	137.67 sq. ft
Office 7	14.52 m2	156.29 sq. ft
Store	3.8 m2	40.9 sq. ft
Kitchen & WC's	9.5 m2	102.26 sq. ft
Total Office Areas	123.84 m2	1336.23 sq. ft

Secondary Glazed & Electric storage heaters.**Terms:**

A new lease will be granted, terms to be agreed

Rent:

Offers are sought in the region of £15,000 pax + VAT

Rates:

All parties are advised to contact Basildon Council Rates department for clarification

Legal Costs:

Ingoing party to pay a contribution towards the landlord's legal fees.

References

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

Viewing

For further information please contact agents - Countrywide Commercial

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