

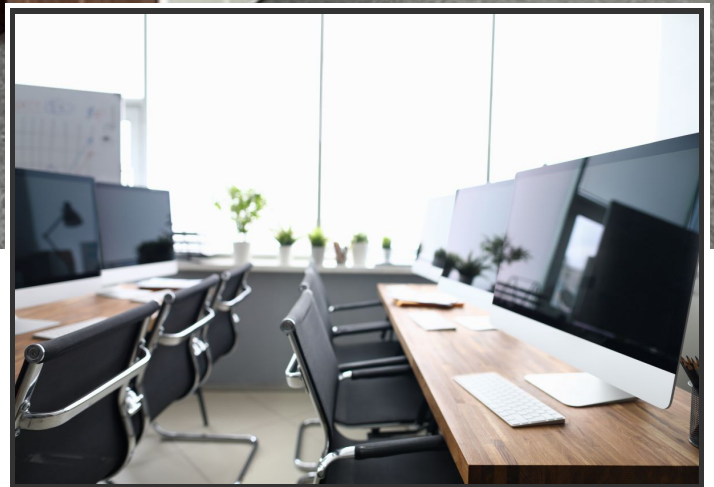
Office 137, Alexander House, Christy Court, Basildon, Essex, SS15 6TL



## OFFICE TO LET

Spacious ground floor office to let, characterized by its bright and modern design, complete with office partitioning and meeting room.

Office 750 sq.ft.



- **Available from February 1st 2025**
- **Rent £1695.00 monthly**
- Located on the Southfields Business Park, Suite 3 Alexander House offers a very pleasant working space
- Suite benefits from a shared kitchen and washroom facilities on ground floor.
- Carpet, vertical blinds to windows, daylight LED lighting, security entry
- High speed connectivity included, enterprise grade telephony can be arranged.
- 4 allocated parking spaces

## Description

Located in prime commercial area, this three-storey brick building is in the heart of Basildon's busy Southfields Business Park, near Ford Dunton.

Fully Serviced Offices are bright and airy, recently modernised and refurbished, ready for immediate move-in, offering business flexibility.

The building features a front entrance lobby that leads to a smart Reception area with comfortable seating for greeting visitors. Stairs provide access to the upper floors.

There are Washrooms and dedicated Kitchen areas on each floor. Communal areas are cleaned and serviced regularly.

Parking is located at the front of the building. Smoking shelter nearby.

High Speed Broadband and Enterprise Grade Telephony can be provided at additional cost.

Basildon has a population of 110,000 people and lies 25 miles east of London, just 5 miles from the M25 J29. Conveniently located for access to A13, A127 and A12.

## Service Charges

Service Charge	£333.80 Per Month
Buildings Insurance	£46.41 Per Month

## Why rent through us?

We are a local commercial property landlord with a portfolio of quality properties including offices, business centres, warehouses and storage across Southern Essex. We offer flexibility to clients whose needs change.

## Our Team

Alongside our team of employed maintenance personnel we have a series of long-term relationships with our external contractors ensuring that we are responsive to any issues that may arise.

## What does this mean for you?

We are here when you need us to report an issue or have a chat about your requirements

## Tenure

1+ year lease available

Notice Period : n/a

## Permitted Use

Office Use

## Price

Price : £1695.00 monthly

£1,695 per month

VAT charged at standard rate

## Business Rates

Rateable Value : £13500.00

This suite falls below the threshold therefore small business rates relief is available to ensure no rates are payable

## Legal

Legal Costs : No legal costs

## Viewing Details

Via prior arrangement to suit you. Call 01268 495591.

## Travel

Alexander House is conveniently located for access to A13 and A127, 5 mins to junction 29 of M25 or 10 mins to junction 30 of the M25. Laindon Train Station is 15 minutes walk with links to Central London.

Local Buses stop nearby

Free On-Site Parking

## Further Images

