

Suite 4, Sharp House, 14 The Gloucesters, Crompton Close, Basildon, Essex, SS14 3AY



**OFFICE  
TO LET**

Ground floor Office to Let, air conditioned, newly decorated and refurbished

570 sq.ft



- **Available now**
- **Rent £1600.00 monthly**
- Suite 4 offers a very pleasant working environment.
- New carpet, daylight LED lighting and vertical blinds
- High speed connectivity included
- Price includes heating, air-conditioning, electricity, communal cleaning

Services at Suite 4	
Service	Status
Air Conditioning	Yes
High Speed Internet	Yes
WiFi	Yes
Enterprise Grade Telephony	Yes
Heating	Yes
Allocated Parking	Yes
Secure access	Yes
Intercom system	Yes
24/7 access	Yes
Cleaning of common areas	Yes
Shared kitchen	Yes
Newly refurbished washrooms	Yes
Showers	Yes

### Description

Offering a range of office spaces on both the ground and first floors. Located at the front of building is a communal lobby equipped with secure entry systems.

Ample on-site parking. Communal areas are cleaned and serviced regularly.

In most cases office sites are refurbished and decorated before let.

Meeting Rooms can be hired at nearby Cornwallis House. These have 75 inch screens & audio visual facilities and can hold between 4 and 50 delegates.

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.

### 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

Flexible or longer tenancy options

Notice Period : 3 months

### Permitted Use

Office Use

### Price

Price : £1600.00 monthly

Rent includes all services

Vat charged at standard rate

### Business Rates

Rateable Value : £6200.00

\* Small business rates relief applies to all rateable values under £12,000 if this is your only business premises.

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 or visit between 8am and 5pm Monday to Friday

### Energy Rating

Energy Rating : C

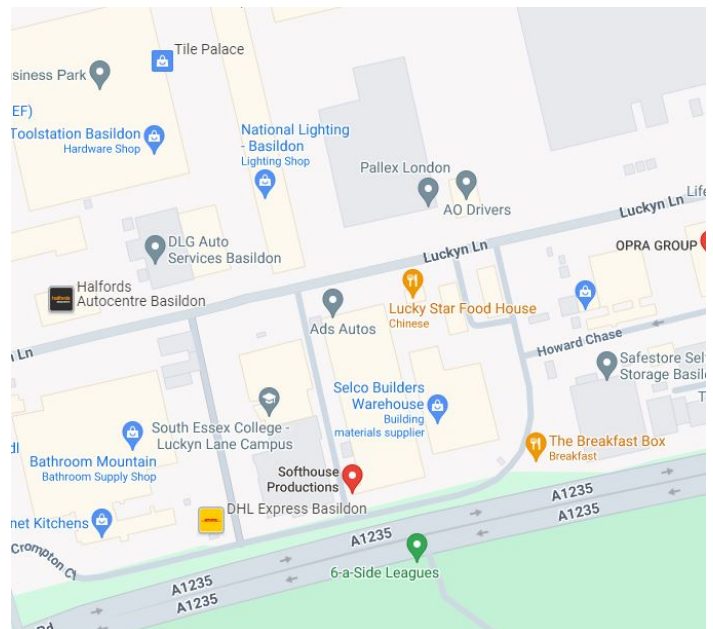
### Parking

2 spaces

### Travel

Sharp House is conveniently located for access to A13 and A127, 5mins to junction 29 of M25 or 10 mins to junction 30 of the M25, Basildon train station is 15 minutes walk.

Local buses stop nearby, 5 minutes from Basildon Bus Station



## Further Images



## Floor Plan