

1st Floor North & 2nd Floor, Alexander House, Christy Court, Basildon, Essex, SS15 6TL



**OFFICE
TO LET**

Large modern offices with lots of windows, daylight and views.

3100 sq. ft.



- **Available from July 1st 2024**
- **Rent £6000.00 Monthly**
- This property occupies the whole of the second floor and half of the first floor.
- Modern decoration, new double glazed windows, daylight LED's, full CAT6 cabling, modern kitchen
- Can be supplied fully furnished if required including majority electric sit/stand desks
- Great parking facilities including visitor spaces.
- Landlord managed, fully inclusive rates available on request
- Fully secure with Smartphone entry and alarm system
- Whole property covered by CCTV including car park
- Hi-Speed internet, WiFi and Telephony available

Description

Alexander House is a three-storey brick building located in the heart of Basildon's busy Southfields Business Park, near Ford Dunton. Bright and airy suites, recently modernised and refurbished.

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.

The building has front entrance lobby leading to a modern, bright reception area with seating to greet visitors. Stairs to 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 arranged

In most cases office suites are decorated before let. Bespoke office layouts such as partitioning can be arranged.

Service Charges

Service Charge	£1148.33 Monthly
Buildings Insurance	£143.01 Monthly

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

Negotiable

Notice Period : n/a

Permitted Use

Office

Price

Price : £6000.00 Monthly

£6,000 per month

VAT is charged at standard rate

Business Rates

Rateable Value : £17250.00

Legal

Legal Costs : No fees for lease production

Viewing Details

viewing available to suit your requirements - call 01268 495591

Energy Rating

Energy Rating : C

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

