

Ground Floor N1, Astra House, Christy Way, Basildon, Essex, SS15 6TQ



**OFFICE  
TO LET**

Ground Floor office, light and airy  
space on popular Business Park  
location

370 sq.ft



- **Available from June 1st 2024**
- **Rent £860.00 Monthly**
- Suite offers a pleasant working environment, has LED lighting and is newly decorated
- Allocated parking
- Secure entry with intercom system
- Communal washrooms and kitchen area

## Description

Astra House is a three-storey brick building located in the heart of Basildon's busy Southfields Business Park, near Ford Dunton.

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 with seating area to greet visitors, tenant mailboxes, stairs and lift to upper floors.

High Speed Broadband and Enterprise Grade Telephony can be arranged.

There are washrooms and dedicated kitchen areas throughout the Suites. Communal areas are cleaned and serviced regularly.

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

## Service Charges

Service Charge	£99.23 Monthly
Buildings Insurance	£9.44 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

1+ year lease

Notice Period : n/a

## Permitted Use

Office use

## Price

Price : £860.00 Monthly

£860 per month

VAT charged at standard rate

## Business Rates

Rateable Value : £6400.00

\* 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

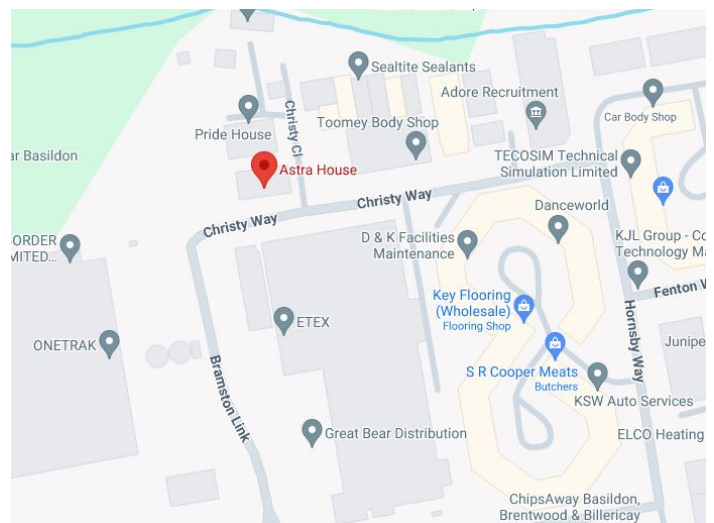
## Viewing Details

Via prior arrangement to suit you

## Travel

Astra 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



## Further Images

