

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



## OFFICE TO LET

Spacious, modern offices to let, to rent. Flexible Business Space. Suites have an abundance of windows, natural daylight and stunning views.

4100 sq. ft.



- **Available now**
- **Rent £7500.00 Monthly**
- This let includes the whole of the first and second floors, serviced offices.
- Featuring modern decor, new double-glazed windows, daylight LEDs, full CAT6 cabling, and a contemporary kitchen.
- Can be let 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

Services at 1st & 2nd Floors	
Service	Status
Allocated Parking	Yes
Flexible lease options	Yes
WiFi	£ Available
Enterprise Grade Telephony	£ Available
Air Conditioning	Yes
24/7 access	Yes
Intercom system	Yes

#### 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 £1448.33 Monthly

Buildings Insurance £183.01 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 : £7500.00 Monthly

£7,500 per month

VAT is charged at standard rate

#### Business Rates

Rateable Value :

#### 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

