

3 Sylvan Court, Sylvan Way Southfields Business Park Basildon SS15 6TH

**END TERRACE FIRST FLOOR OFFICE SUITE WITH
PARKING APPROX. 1,785 SQ FT 165.83 SQ M
*UNDERGOING COMPLETE REFURBISHMENT***

- Attractive Business Park
- Self contained office suite
- Suspended ceilings
- Gas fired central heating
- Perimeter trunking
- 7 parking spaces

Location

The premises are located on the popular and established Southfields Business Park immediately to the south of the Ford Dunton Research Plant and within five miles of the M25 (Junction 29) via the A127. Laindon Station connecting with London Fenchurch Street is approximately one and a quarter miles to the south. The immediate surroundings provides a mixture of pavilion style offices on a Business Park location.

Description

The property comprises an end terrace, two storey self contained office building constructed in the late 1980's within an attractive landscaped environment.



3 Sylvan Court, Sylvan Way, Southfields Business Park, Basildon, Essex SS15 6TH

Description

The premises feature brick and glazed external elevations underneath a pitched tiled roof. The premises comprises first floor offices which are currently undergoing complete refurbishment. The suite will be self contained and benefit from its own kitchenette and WCs. Externally 7 car parking spaces are provided.

Accommodation

The available accommodation comprises first floor office accommodation of approximately 1,785 sq ft (49.24 sq m) Net Internal Area.

Terms

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed at a commencing rental of £35,000 per annum exclusive.

Service Charge

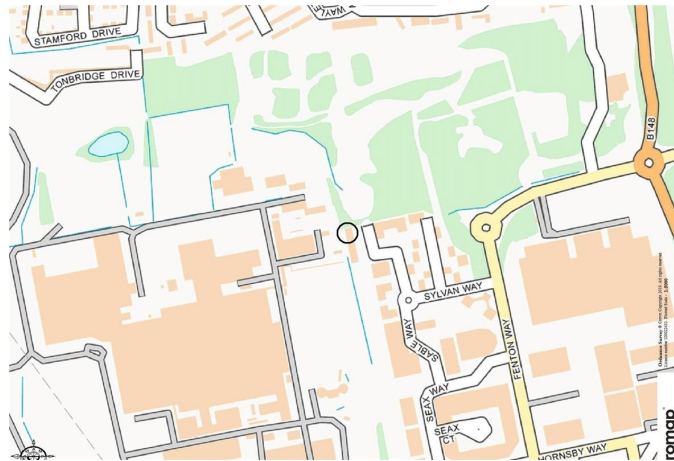
A service charge is payable for the shared servicing costs of the building and for communal estate maintenance. Further details available on request.

Business Rates

From online enquiry of the Valuation Office Agency website we understand the property has a Rateable Value of £23,000

Interested parties should verify the Rateable Value by contacting Basildon Council on 01268 533333.

Location Map



Energy performance certificate

The property has an Energy Performance Rating of C62.

Viewing and further information

Strictly by prior appointment through sole agents
Glenny LLP - Dan Wink

Next steps...

For further details on these and many other available properties please contact:



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**3 Argent Court Sylvan Way, Basildon
Southfields Business Park, SS15 6TH**

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