

OFFICE

**BUSINESS
SPACE
AGENCY**



TO LET



6 ARGENT COURT, SOUTHFIELDS BUSINESS PARK, SYLVAN WAY, BASLDON, ESSEX SS15 6TH

SEMI DETACHED REFURBISHED OFFICES APPROX. 3,638 SQ FT 338 SQ M

- **CENTRAL HEATING**
- **NEW SUSPENDED CEILINGS WITH
RECESSED LED LIGHTING**
- **CARPET TILED FLOOR SURFACES**
- **DOUBLE GLAZED WINDOWS**
- **MALE/FEMALE AND DISABLED WC
FACILITIES**
- **NEW KITCHEN**
- **14 CAR PARKING SPACES**

LOCATION

The property is located on the popular and well established Southfields Business Park to the west of Basildon town centre and located immediately to the south of the Ford Dunton Research plant. The M25 at Junction 29 is within 7 miles to the west via the A127. Laindon station which connects with London Fenchurch Street is approximately 1.5 miles to the south and provides a fastest journey time of 30 minutes to London Fenchurch Street.

DESCRIPTION

The property comprises a semi-detached 2 storey brick built office developed in the late 1980's by Trafalgar House Properties. It features a ground floor entrance area with staircase to the first floor, with female and disabled ground floor facilities.

The office accommodation is open plan on both ground and first floors and has undergone complete refurbishment to include new ceilings, lighting, carpeting and external refurbishment. Externally, 14 car parking spaces are available.

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GROUND AND FIRST FLOOR OFFICES
APPROX. 3,638 SQ FT 338 SQ M

ACCOMMODATION

The property has the following approximate floor areas:

UNIT	SQ FT	SQ M
Ground floor offices	1,829	169.95
First floor offices	1,809	168.11
TOTAL	3,638	338

TERMS

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed at a rent of £72,750 per annum exclusive.

VAT

It is understood that VAT is applicable to the rent and other outgoings.

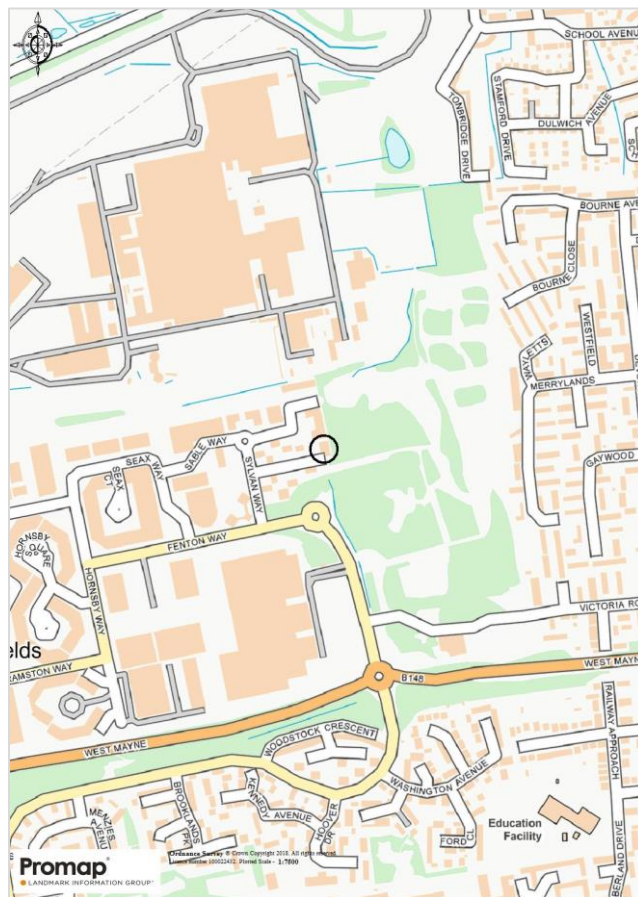
RATEABLE VALUE

The Valuation Office Agency website confirms the property has the following Rateable Value:-

Description	Rateable Value
Office and premises	£39,750

SERVICE CHARGE

A service charge is applicable for the upkeep and maintenance of the communal estate expenditure - further details on application.



ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance Rating of D77.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents
Glenny LLP – Daniel Wink

CONTACT

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



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06 August 2019
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