

XCHANGING HOUSE | ENDEAVOUR DRIVE | BASILDON SS14 3WF

PLUG & PLAY OFFICES TO LET

5,775 - 23,106 SQ FT
EXCELLENT CAR PARKING AT 1:150 SQ FT





DESCRIPTION

The property comprises a modern three storey office building arranged across two wings of accommodation per floor. Of this, the first and second floor office provision is available by way of a sub-lease. Lift access is available to all floors, which benefit from an open-plan arrangement including meeting rooms and kitchen areas. Externally, an excellent parking ratio of 1:150 sq ft provides ample parking.

SPECIFICATION

- Air conditioning
- Suspended ceilings
- Cat II Lighting
- Raised floors
- Plug & Play offices
- Passenger lift
- EPC rating D
- Parking ratio of 1:150 sq ft



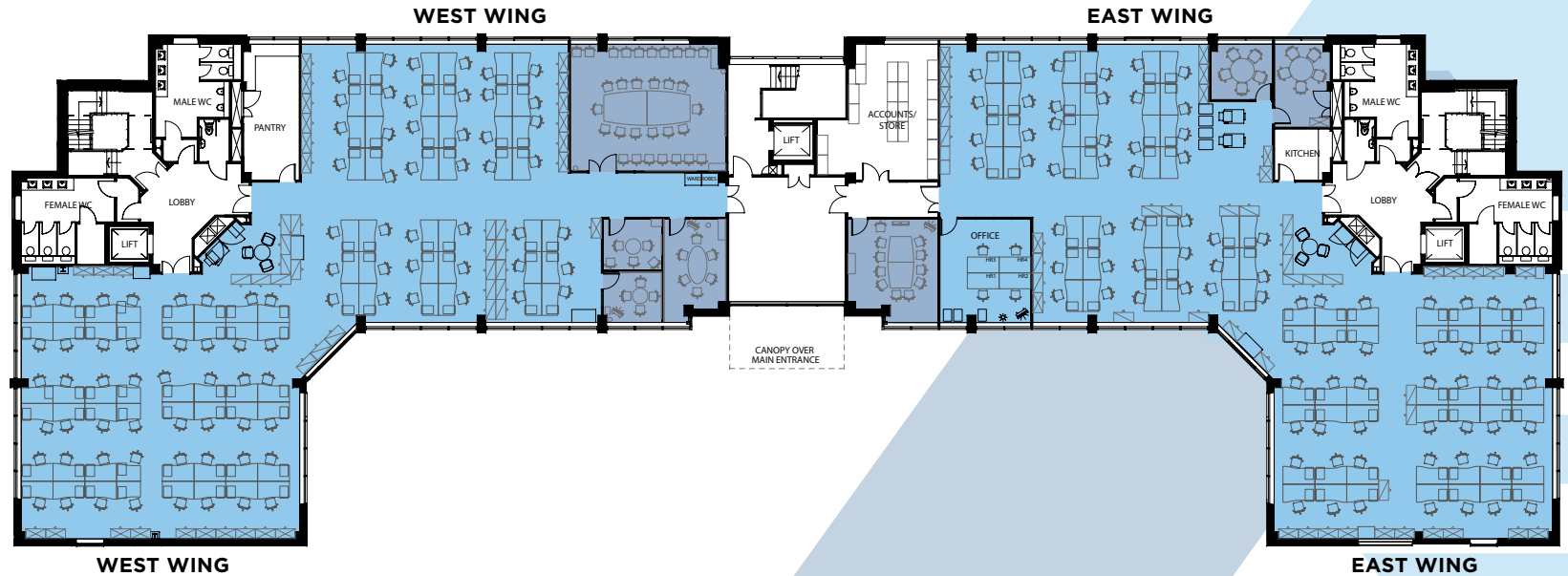


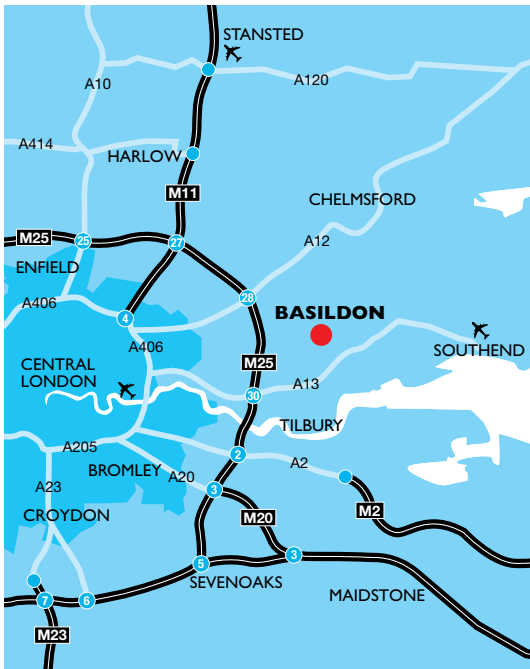
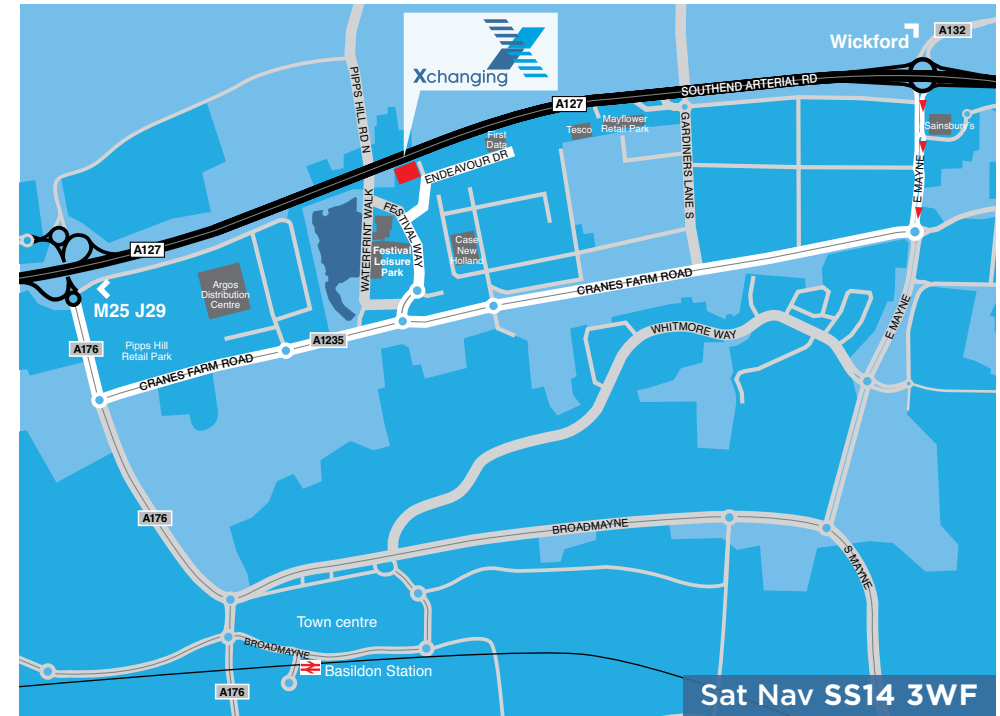
ACCOMMODATION

	sq ft	sq m
1ST FLOOR (EAST WING)	5,775	536
1ST FLOOR (WEST WING)	5,775	536
2ND FLOOR (EAST WING)	5,778	537
2ND FLOOR (WEST WING)	5,778	537
TOTAL	23,106	2,146

The above floor areas are based on the rateable value and have been measured on a net internal basis.

TYPICAL UPPER FLOOR





LOCATION

Xchanging House is situated 2 miles out of central Basildon and within walking distance of the nearby leisure park. Basildon railway station is located just 6 minutes' drive from Xchanging House, from which the fastest rail time to London's Fenchurch Street station is just 30 minutes. Basildon benefits from excellent road connectivity with the M25 just 14 minutes away and the M1 only 42 minutes.

TENURE

The property is available by way of sub-lease which expires in October 2024.

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DRIVE TIMES

	miles	mins
M25 - J29	8.5	10
Central London	33.0	60
Cambridge	61.4	72
London City Airport	27.1	44
Southend Airport	12.4	25
Stansted Airport	35.8	36

Source: Google Maps

TRAIN TIMES

	mins
London Fenchurch Street	30
Stratford (via West Ham)	35
Southend Central	23

Source: National Rail

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