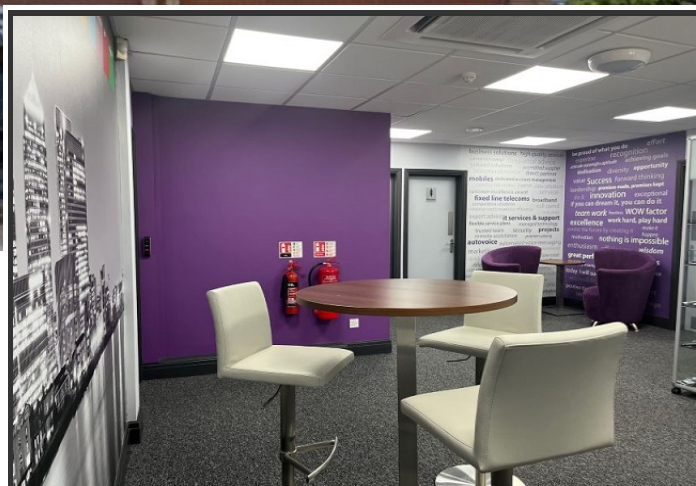


Office 598, Alexander House, Christy Court, Basildon, Essex, SS15 6TL

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. This is some really long text string to be added to each line to test the overflow of the pdf that is produced once you have said all that you wish to say on each of the 10 sales description lines
- Landlord managed, fully inclusive rates available on request.

- Fully secure with Smartphone entry and alarm system This is some really long text string to be added to each line to test the overflow of the pdf that is produced once you have said all that you wish to say on each of the 10 sales description lines
- Whole property covered by CCTV, including car park This is some really long text string to be added to each line to test the overflow of the pdf that is produced once you have said all that you wish to say on each of the 10 sales description lines
- Hi-Speed internet, WiFi and Telephony available. This is some really long text string to be added to each line to test the overflow of the pdf that is produced once you have said all that you wish to say on each of the 10 sales description lines
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Services at Office 598	
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
High Speed Internet	Yes
Electricity	Yes
Heating	Yes
Meeting Rooms	Yes
Free Parking Nearby	Yes
Free Parking on site	Yes
Chargeable Parking Nearby	Yes
Manned Reception	Yes
Vending Area	Yes
Outbound Postage	Yes
A3 Colour Printing	Yes
Telephone Answering Service	Yes
Office Waste Disposal	Yes
Paper Recycling Facility	£ Available
Secure access	Yes
Furnished	Yes
Cleaning of common areas	Yes
Local to train station/bus routes	Yes
Commercial/Retail area close by	Yes
IT Support	Yes
Kitchen	Yes
Shared kitchen	Yes
Reception	Yes
Newly refurbished washrooms	Yes
Showers	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.

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

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

Further Images

