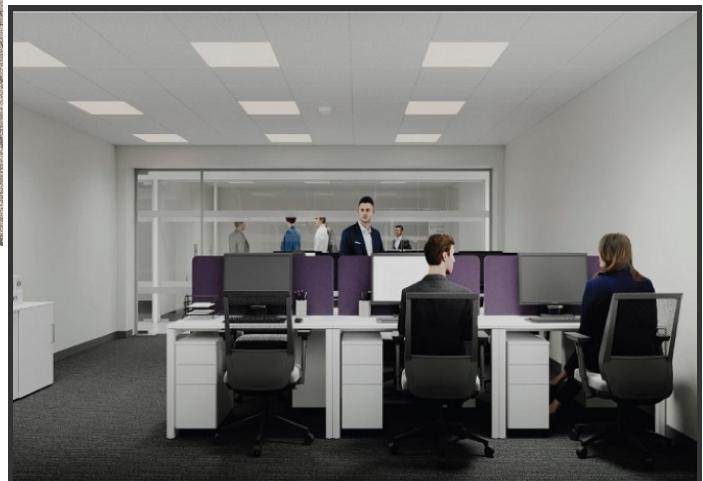


Office 702, Delta House, 2 Sylvan Court, Sylvan Way, Southfields Business Park, Basildon, E



- Available from April 1st 2026
- Rent £1075.00 Monthly, Suits between 2 and 10 people
- Rent £1280.00 Monthly, Suits between 3 and 12 people
- The suite offers a very pleasant working environment with flexible office layout
- The suite offers a very pleasant working environment with flexible office layout
- The suite has carpet, LED lighting and vertical blinds
- The suite has carpet, LED lighting and vertical blinds
- Newly Refurbished
- Newly Refurbished
- High speed connectivity available
- High speed connectivity available
- Allocated Parking

- Allocated Parking

## Description

### Description

A two-storey brick building with front entrance lobby and ample parking to front

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There are washrooms and dedicated kitchen areas throughout the property. Communal areas are cleaned and serviced regularly.

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High Speed Broadband and Enterprise Grade Telephony can be arranged.

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This property is new to our portfolio and is currently being fully refurbished. Bespoke office layouts such as partitioning can be arranged.

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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.

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(Images are artist's impressions and for illustrative purposes only)

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## Service Charges

### Service Charges

Service Charge

**£141.06** Monthly

Buildings Insurance

**£20.36** Monthly

## Why rent through us?

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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.

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## Our Team

### 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.

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## What does this mean for you?

### 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

flexible

flexible

## Price

Price : £1280.00 Monthly, Suits between 3 and 12 people

Price : £1075.00 Monthly, Suits between 2 and 10 people

£1075 per month

£1280 per month

## Business Rates

### Business Rates

Rateable Value :

Rateable Value :

## Viewing Details

### Viewing Details

Viewing available to suit your schedule

Viewing available to suit your schedule

## Parking

### Parking

2 allocated spaces

3 allocated spaces

## Travel

### Travel

Southfields 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.

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Local Buses stop nearby

Local Buses stop nearby

Free On-Site Parking

Free On-Site Parking

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## Further Images

