



RENT
AFFORDABLE
OFFICE SUITES
UNITS
WORKSHOPS



Cornwallis Business Centre is a fully managed business location in Basildon, Essex.
 Our centre assists new and existing businesses by providing cost effective space to rent along with a host of professional support services.

Offices, Retail Units, Workshops and light manufacturing space can be provided on flexible short or long term leases. Space can be licensed on a month to month basis, thereby assisting your cash flow. We offer flexible letting opportunities to suit your business requirements.

We have a great range of facilities to help businesses on site; conference rooms, training rooms and secretarial support with a fully managed reception.

Established over 30 years ago, we are a very successful Business Centre on a busy, thriving Industrial Estate in Basildon with great links to major roads including the M25, A127, A12 and A13.



WHAT'S ON OFFER

Space in the Business Centre is subdivided into units from as small as 150 sq.ft up to 1000 sq.ft

You can license more than one unit if you need to, for as long as you need. Units can be used for offices, workspace or storage.

Many facilities are included in your license fee such as heating, lighting & telephone. Other services such as secretarial, printing, copying, messaging and room hire are available on a 'pay as you use' basis.



We have units suitable for office suites, workshops, or to use as simply storage... *the possibilities are endless.*



Why pay more for leased premises? We have flexible business space available today

CALL 01268 287335 to discuss your requirements and arrange a viewing



WHAT YOU GET *The following services can be included in the licensing agreement:*

- Reception area for visitors
- Heating & Air conditioning
- Lighting
- Telephone & High Speed Internet
- Security
- Car Parking
- Maintenance & insurance of main building
- Cleaning & maintenance of toilets & communal areas
- Message taking service
- Secretarial services
- Waste removal
- Hire on-site conference and meeting rooms at discounted rates.
- Postal services including receipt of parcels, franking & daily post collection
- Use of fork lift truck

THE ADVANTAGES

- Immediate occupancy
- No legal fees
- Licenses on a month to month basis
- Reception staff to greet your clients
- Manned switchboard
- Secretarial support
- Conference facilities

COMPARE THE COSTS:

Cornwallis Business Centre	Traditional Leased Premises
Move in immediately and pay only 2 months deposit to secure	Possible moving in & moving out delays
Licenses on simple easy in, easy out monthly basis	Purchase cost of lease, legal fees & assignment lease clauses
Comprehensive services & facilities included	Internet & Telephone installation costs
Heating & Air conditioning	Purchase or lease of photocopier, fax, printers, office equipment
Phase 3 electricity supply to workshops	Hire of reception & secretarial staff
Power, lighting and carpet to office suites	Installation & purchase of heating & air conditioning units
Just pay a monthly licensing fee that covers your inclusive services	Electrical installation charges
Secretarial support available when you need it & fully staffed Reception area to greet any visitors	Overheads such as cleaning, building insurance, postal services, security, fork lift truck hire, conference rooms



HOW TO FIND US



Cornwallis Business Centre is situated in Howard Chase, Basildon. Next to the busy Pippis Hill Business & Retail Park and The Festival Leisure Park.



The Centre is very close to the A127 with good links to all major routes including the M25, A12 & A13.



Nearest rail stations with links to London & Southend; Basildon 1 mile / Laindon 1.6 miles / Pitsea 2.7 miles



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