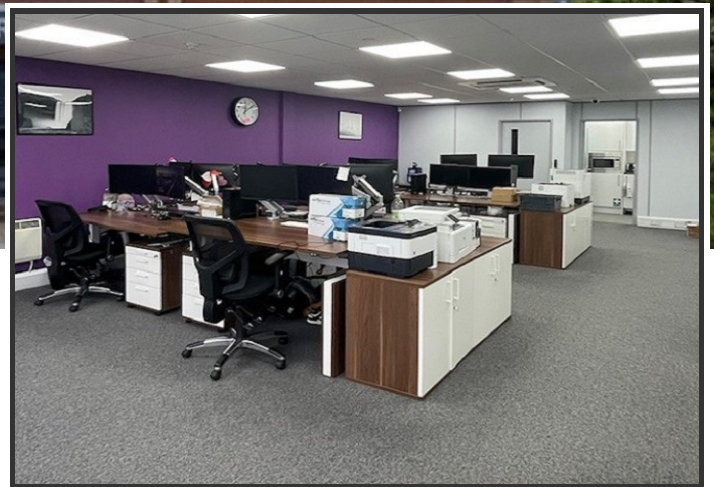


1st Floor South, Alexander House, Christy Court, Basildon, Essex, SS15 6TL



## OFFICE TO LET

Spacious, modern offices to let,  
abundant windows, natural  
daylight, and stunning views.



- **Available now**
- **Rent £1600.00 Monthly**
- This property is located on the first floor with its own kitchen
- Featuring modern decor, new double-glazed windows, daylight LEDs, full CAT6 cabling, and a contemporary kitchen.
- Can be let fully furnished if required
- Great parking facilities including visitor spaces, 6 allocated spaces
- Landlord managed
- Fully secure with Smartphone entry and alarm system
- Whole property is covered by CCTV, including car park
- Hi-Speed internet, CCTV, WiFi and Telephony available

Services at 1st Floor South	
Service	Status
Air Conditioning	Yes
High Speed Internet	£ Available
WiFi	£ Available
Enterprise Grade Telephony	£ Available
Allocated Parking	Yes
Free Parking Nearby	Yes
Free Parking on site	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.

### Service Charges

Service Charge	£135.42 month
Buildings Insurance	£34.06 month

### 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

### Tenure

flexible options

### Price

Price : £1600.00 Monthly

£1,600 per month

### Business Rates

Rateable Value : £11500.00

\* Small business rates relief applies to all rateable values under £12,000 if this is your only business premises.

### Viewing Details

Viewing available to suit your requirements - call 01268 495591

### 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

## Further Images

