

Suite 31, Cornwallis House, Howard Chase, Basildon, Essex, SS14 3BB



## OFFICE TO LET

Office Suite located on the second floor of Cornwallis House, light and airy, flexible arrangement

580 sq.ft



- **Available from June 1st 2023**
- **Rent £1600.00 Monthly**
- Centrally located within the main Business Centre, Suite 31 offers a very pleasant working environment.
- The suite has new carpet, daylight LED lighting and vertical blinds
- High speed connectivity available as well as WiFi
- Price includes heating, air-conditioning, reasonable electricity, communal cleaning
- 2 hours free meeting room use each month

## Description

Cornwallis House is a modern, fully managed, Business Centre located in the heart of Basildon's busy commercial and retail area. The Centre comprises offices, warehouse, storage and virtual offices.

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.

The centre has a stunning reception area with friendly, helpful staff to welcome visitors. Professional secretarial support and a host of business services are available; mailing, parcel receipt, large format printing, photocopying and message taking.

There are ample meeting facilities with 75 inch screens & audio visual facilities. Meeting rooms hold between 4 and 50 delegates and can be arranged in Boardroom, Meeting, U-Shape or Conference style.

A large delivery bay is onsite for any bulk deliveries, and fork lift hire with driver can be arranged.

There are numerous modern washrooms throughout the centre and a dedicated vending area with 12oz Lavazza Coffee at just 95p!

High Speed Broadband and Enterprise Grade Telephony available with In-house IT Support.

On-site team for maintenance & cleaning ensures communal areas are kept in great order. In most cases offices/units are refurbished and decorated before let.

## 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 or long-term

Notice Period : 3 months

## Permitted Use

Office Use

## Price

Price : £1600.00 Monthly

£1600 per month

Vat charged at standard rate

## Business Rates

Rateable Value : £7300.00

\* Full Small business rates relief (Zero to pay) applies to all rateable values under £12,000 where this is your only business premises.

This suite falls below the threshold therefore small business rates relief is available to ensure no rates are payable

## Legal

Legal Costs : No legal costs

## Viewing Details

Via prior arrangement to suit you or visit between 8am and 5pm Monday to Friday

## Parking

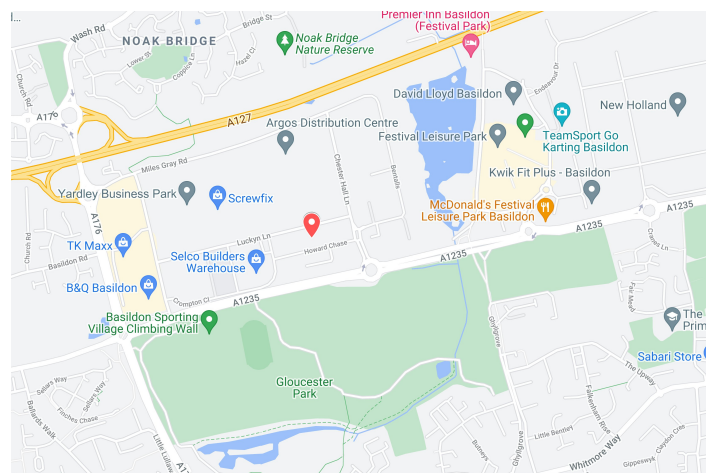
N/A

## Travel

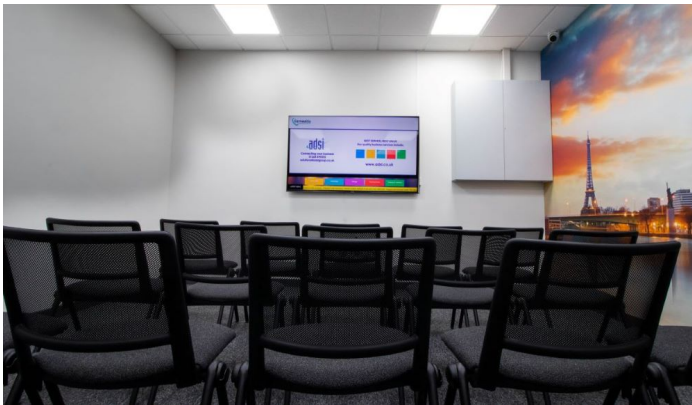
The centre is conveniently located for access to A13 and A127, 5mins to junction 29 of M25 or 10 mins to junction 30 of the M25, Basildon train station is 15 minutes walk.

Local buses stop near the centre, 5 minutes from Basildon Bus Station

Free On-Site Parking



## Further Images



## Floor Plan

