



## **1ST FLOOR OFFICES WITH PARKING APPROX. 811 SQ FT (75 SQ M) - TO LET**

**Rent: £15,000 Per Annum**

Yewdale House  
Honywood Road  
Basildon  
Essex  
SS14 3DS

- Main Road Location
- Recessed lights
- Parking
- Central Heating
- Use of Boardroom/Staffroom

# YEWDALE HOUSE, HONYWOOD ROAD, BASILDON, ESSEX, SS14 3DS

## Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2C is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 33 minutes.

## The Property

Office suite arranged over first floor. A majority of office suites feature suspended ceilings with recessed lighting, laminate flooring, wall-mounted perimeter trunking and gas fired central heating. The offices also have use of a boardroom/staff room. Externally, car parking to the front of the building is available by negotiation.

## Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Offices	811	75.34
<b>TOTAL</b>	<b>811</b>	<b>75.34</b>

## Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

## Figures

£15,000pax. There is a service charge payable, further details on request.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

The EPC rating for the entire building is E113.

## Business Rates

On application.

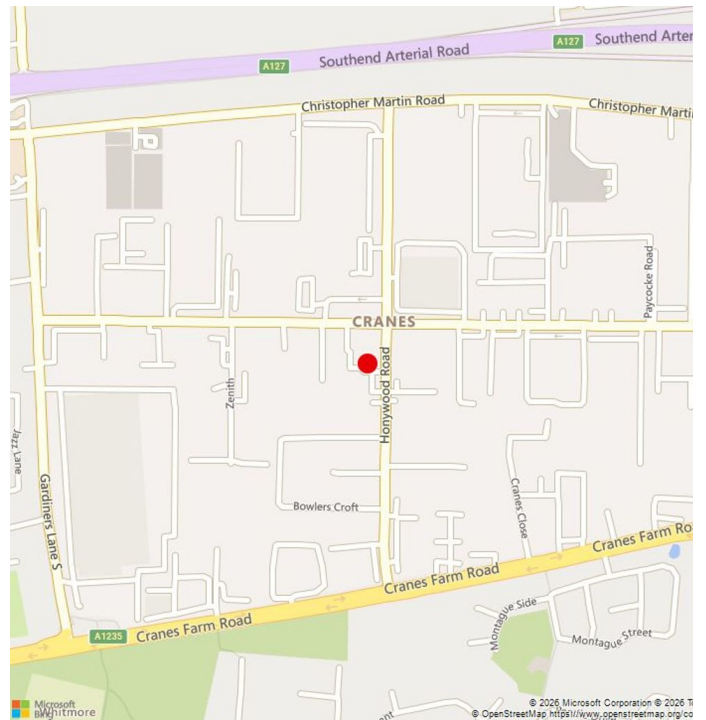
## Agents Note

All figures quoted are exclusive of VAT (if applicable)  
No warranty is given in respect of the current planning use.  
None of the amenities or fixtures and fittings have been tested.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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