

FOR SALE

Ground Floor Office on
Prominent Corner Position

Approx. 1,741 Sq Ft (161.74 Sq M) N.I.A.

EDISON HOUSE, UNITS 2-3 PAYCOCKE ROAD

The Nevendon Centre, Basildon, Essex, SS14 3DP



- Mostly Open Plan
- Board Room
- Training Room
- Kitchen & W/C Facilities

- Public Parking Nearby
- Communal On-Site Parking
- Established Business Location
- Passing Traffic

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

The Nevendon Centre is a prominent mixed use development and includes Ladbroke's and Nisa convenience store, being located within the established Cranes industrial area of Basildon. The Nevendon Centre is located on the corner of Paycocke Road and Honywood Road providing good access to Southend Arterial Road (A127) via Gardiners Lane South to the west, and East Mayne (A132) to the east. Further, via East Mayne (A132) and South Mayne, access to the A13 at Pitsea is facilitated.

DESCRIPTION

The available accommodation comprises self-contained ground floor office currently being used as an education/training centre. The unit is arranged to provide predominantly open plan space office, with board room, partitioned manager's office plus further partitioned rear training room/office. Male & female W/C facilities and kitchen facility are provided; Parking is on a 'first come, first served' basis.

ACCOMMODATION

Total 1,741 Sq Ft (161.74 Sq M)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is held on a long leasehold basis for a term of 99 years from 4th December 2006, therefore expiring on 3rd December 2105 with a rent payments of £50 per annum for the first thirty years, £150 for the next thirty years, and £450 per annum for the remaining term.

EPC

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LEASE PREMIUM

£300,000 exclusive, plus VAT.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £29,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £14,160 for 2018/19.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

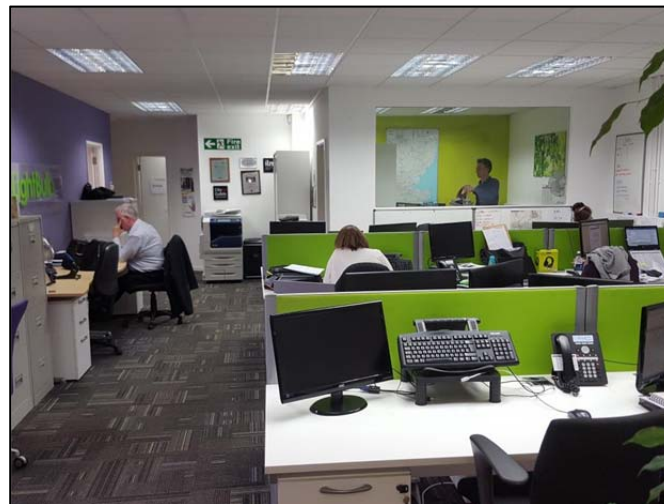
It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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