

FOR SALE

Two Storey Office Building

Approx. 3,321 Sq Ft (308.52 Sq M) N.I.A.

4 SYLVAN COURT

Sylvan Way, Southfields Business Park,
Basildon, Essex, SS15 6TH

By order of the Joint Administrators of J C Watson Refrigeration Ltd.
Glyn Mummery and Anthony Wright appointed Joint Administrators on 9 February 2018.



- Quality modern office building
- Air conditioning system
- 16 designated parking spaces
- Arranged over two floors
- Suspended ceiling with inset lighting

- Board/meeting rooms on the ground floor
- Open plan first floor with private office
- Male and female wc facilities
- Kitchen facility
- Landscaped environment

KEMSLEY
PROPERTY CONSULTANTS

01268 532425
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LOCATION

The property is situated on the established Southfields Business Park on the west side of the town near the Ford Dunton Research Centre. The property is situated within six miles of the M25 motorway (Junction 29) and one mile from the A127 arterial road. Laindon railway station is approximately 1.25 miles away which provides a direct service to London Fenchurch Street with a journey time of approximately 35 minutes.

DESCRIPTION

The property comprises a two storey mid-terrace office building that is laid out to provide ground floor entrance lobby with stairs leading to the first floor, with a WC on each level. The ground floor is currently laid out to provide a large board room along with three separate offices and server room, small archive store and a large room with doors to both the front and rear that is currently being used as a storage area. The first floor is mainly laid out in open plan configuration with one private office within, along with a kitchen facility. The exterior of the property provides allocated car parking for 16 cars on a private forecourt.

ACCOMMODATION

Ground Floor	1,621 Sq Ft	(150.59 Sq M)
First Floor	1,700 Sq Ft	(157.93 Sq M)
Total	3,321 Sq Ft	(308.52 Sq M)

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

TENURE

The property is available to purchase upon a freehold basis.

EPC

D-83.

PRICE

£900,000 exclusive.

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 £39,250. Based upon the current Uniform Business Rate we believe the rates payable amount to £18,290.50 for 2017/18.

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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