



Alexander House  
Christy Court  
Basildon  
Essex  
SS15 6TL

## To Let - Office Accommodation

- Located in Basildon's Southfields Business Park
- 750 sq ft - 2,200 sq ft
- On-site Parking Available

**01277 289150**

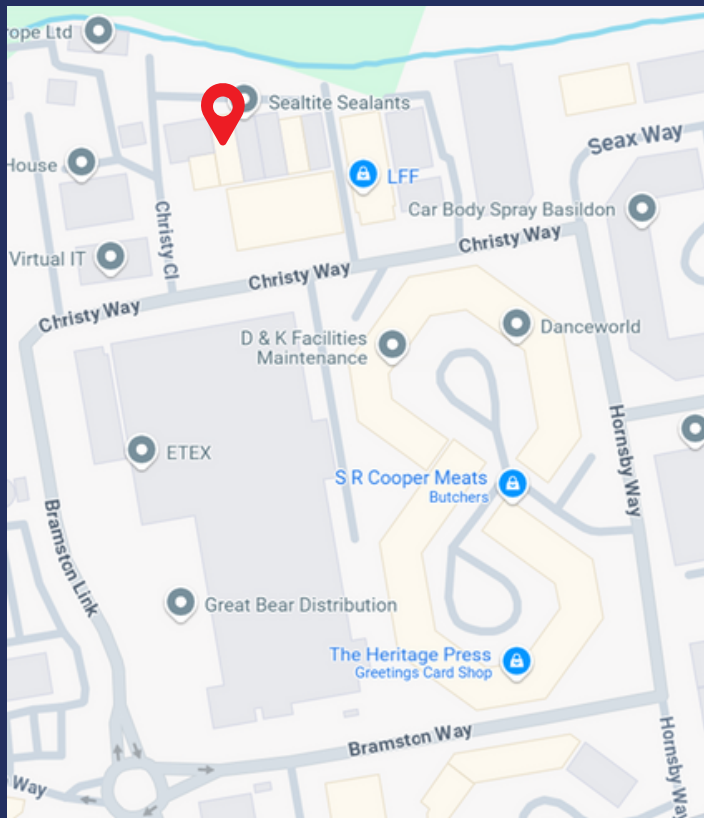
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## Location

The property is located in the centre of Basildon's Southfields Business Park, which lies off the A127 Southend Arterial Road close to its' junction with West Mayne.

The A127 provides direct access to the M25 (junction 29) which is within ten to fifteen minutes drive.



## Description

Alexander House is a three storey office building which offers a range of serviced office suites, plus communal facilities and WCs and kitchen areas on each floor.

## Accommodation

Suite 3	750 sq ft (70 sq m)
First Floor South	size TBC
Suite 2 (Dubai)	size TBC
Second Floor	2,200 sq ft (204 sq m)

## Terms

Offered on new lease terms

## Rent

Suite 3	- £1,695.00 pcm
First Floor South	- £1,600.00 pcm
Suite 2 (Dubai)	- £825.00 pcm
2nd Floor	- £4,300.00 pcm

The above rents are inclusive of service charge, building insurance and communal utilities.

## Service Charge

Not Applicable

## Planning/Use

Offices, falling with Use Class E (g) (i). Other uses within Class E appropriate for an office building will be considered subject to Landlord's consent.

## Business Rates

Prospective tenants are advised to check their business rates with Basildon Council.

## Energy Performance Rating

C 61

## Value Added Tax

Value added tax is applicable to the rental charge

## Legal Costs

Each party to bear their own legal costs

Viewing & Further Information:  
Contact MJM Property Consultants

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