

**Suite 3a, Sharp House, 14 The Gloucesters, Compton Close, Basildon, Essex, SS14 3AY**



**OFFICE  
TO LET**

Refurbished large office suite  
located on the ground floor, light  
and airy.

395 sq.ft



- **Available now**
- **Rent £750.00 monthly**
- Suite 3 offers a very pleasant working environment, newly decorated and refurbished
- New carpet, daylight LED lighting and vertical blinds
- High speed connectivity and Wi-Fi available
- The office is air conditioned
- Allocated parking

Services at Suite 3a	
Service	Status
Air Conditioning	£ Available
High Speed Internet	£ Available
WiFi	£ Available
Enterprise Grade Telephony	£ Available
Electricity	£ Available
Meeting Rooms	£ Available
Allocated Parking	Yes
Free Parking Nearby	Yes
Secure access	Yes
Intercom system	Yes
24/7 access	Yes
Furnished	Yes
Cleaning of common areas	Yes
Local to train station/bus routes	Yes
Commercial/Retail area close by	Yes
Flexible lease options	Yes
Shared kitchen	Yes
Newly refurbished washrooms	Yes
Showers	Yes

### Description

Sharp House is a fully serviced, multiple occupancy, office building located in the heart of Basildon's busy commercial and retail area.

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.

Communal lobby with security entry. Parking available.

Meeting Rooms can be hired at nearby Cornwallis House. These have 75 inch screens & audio visual facilities and can hold between 4 and 50 delegates. Rooms can be arranged in Boardroom, Meeting, U-Shape or Conference style.

Communal areas are cleaned and serviced regularly. In most cases offices are refurbished and decorated before let.

### Service Charges

Service Charge	£155.00 monthly
Buildings Insurance	£39.22 monthly

### 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

1 year lease with 3 months notice

Notice Period : n/a

### Permitted Use

Office Use

### Price

Price : £750.00 monthly

£750 per month, 3 months notice

Vat charged at standard rate

### Business Rates

Rateable Value : £4850.00

\* Small business rates relief applies to all rateable values under £12,000 if 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

### Energy Rating

Energy Rating : C

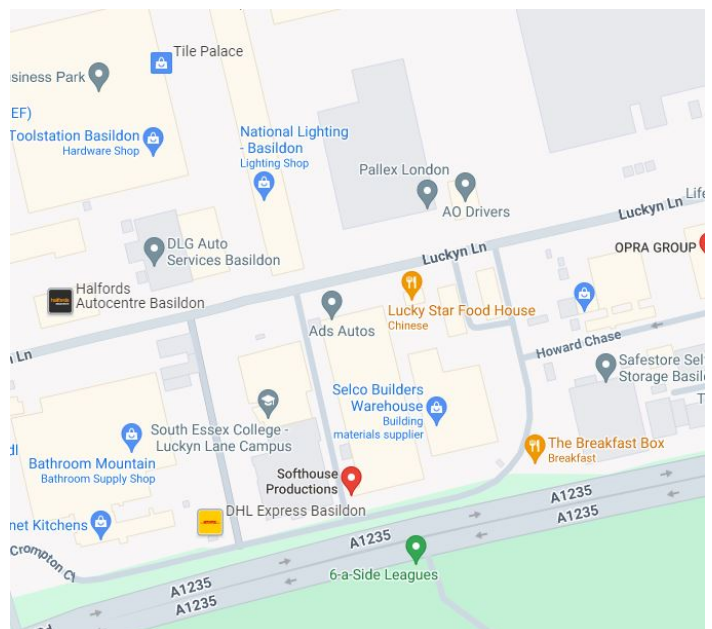
### Parking

2 spaces

### Travel

Sharp House 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 nearby, 5 minutes from Basildon Bus Station



Further Images



Floor Plan

