



Cornwallis House  
Howard Chase  
Basildon  
Essex  
SS14 3BB

## To Let - Office Accommodation

- Town Centre Location
- Fully Managed Business Centre Accommodation
- 190 sq ft - 350 sq ft

**01277 289150**

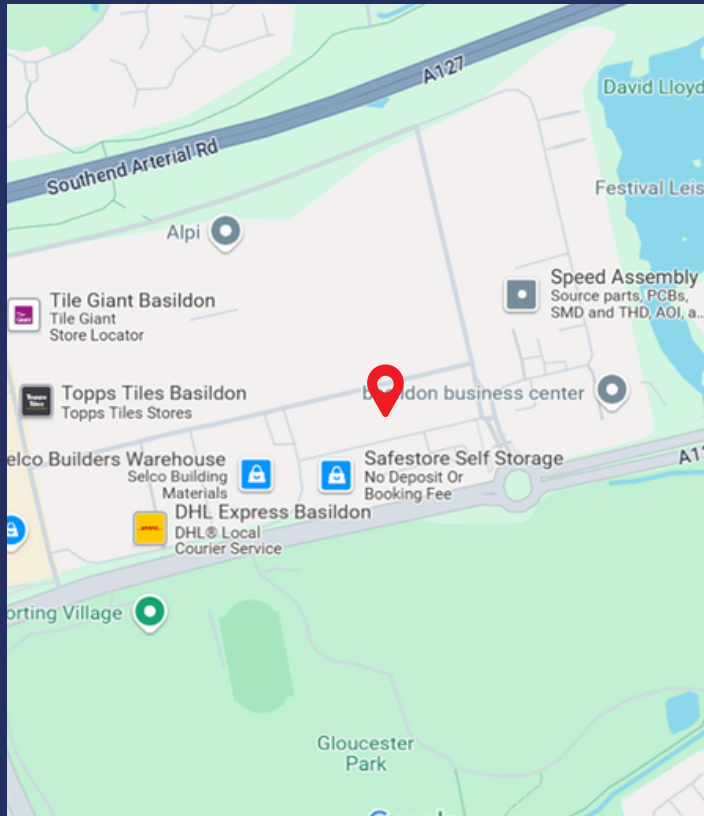
[www.mjmpropertyconsultants.co.uk](http://www.mjmpropertyconsultants.co.uk)



## Location

Cornwallis House is located in the heart of Basildon's vibrant commercial and retail district.

The ground floor office is situated at the rear of Cornwallis House, near to the loading bay. Conveniently located near A13 and A127, just five minutes away from J29 of M25, or 10 minutes to J30. Basildon train station is a fifteen minute walk, or five minute bus ride. Local buses stop near the centre.



## Description

This modern accommodation features diverse attributes for business requirements, offering a selection of offices, workshops, storage options and meeting rooms. There is also a large delivery bay onsite for bulk deliveries, with forklift and driver available to hire. Free on-site parking available.

## Accommodation

Suite 7	350 sq ft
Suite 17	390 sq ft
Suite 29A	190 sq ft
Suite 38	275 sq ft
Suite 134	120 sq ft
Suite 136	135 sq ft

## Terms

Offered on a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

See attached schedule

## 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

Suite 7	£5,600.00
Suite 17	£4,800.00
Suite 29A	£5,100.00
Suite 38	£3,850.00
Suite 134	£1,300.00
Suite 136	£1,875.00

## Energy Performance Rating

E 121

## 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**

**Mark Mannering**  
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01277 289 150

<b>Suite</b>	<b>Use</b>	<b>Size</b>	<b>Terms</b>	<b>Rent (pcm excluding VAT)</b>
<b>Suite 7 Ground Floor</b>	<b>office</b>	<b>350 sq ft (33 sq m)</b>	<b>2 year lease flexible options available</b>	<b>£795.00</b>
<b>Suite 17 Ground Floor</b>	<b>office</b>	<b>390 sq ft (36 sq m)</b>	<b>TBC</b>	<b>£725.00</b>
<b>Suite 29A First Floor</b>	<b>office</b>	<b>190 sq ft (18 sq m)</b>	<b>flexible with 3 months notice (available from 01/02/2025)</b>	<b>£600.00</b>
<b>Suite 38 First Floor</b>	<b>office</b>	<b>120 sq ft (11 sq m)</b>	<b>2 year lease flexible options available</b>	<b>£945.00</b>
<b>Suite 134 First Floor</b>	<b>office</b>	<b>120 sq ft (11 sq m)</b>	<b>TBC (available January 2025)</b>	<b>£375.00</b>

<b>Suite</b>	<b>Use</b>	<b>Size</b>	<b>Terms</b>	<b>Rent (pcm excluding VAT)</b>
Suite 136 First Floor	office	135 sq ft	2 year lease flexible options available	£450.00