

TO LET

Regency House

1 Miles Gray Road, Basildon, Essex, SS14 3FR



Key Highlights

- Substantially refurbished and extended in 2022.
- Excellent car parking with 110 spaces at a ratio of 1:272 sq ft.
- Low service charge of just £4.50 per sq ft.
- The M&E in the building new.

SAVILLS CHELMSFORD
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Location

Regency House occupies a prominent position fronting Miles Gray Road, just to the South Kings Road at its junction with Queens Road, in close proximity to the A127.

Description

Regency House is a self-contained office refurbished and substantially extended in 2022.

The building benefits from the following specification:

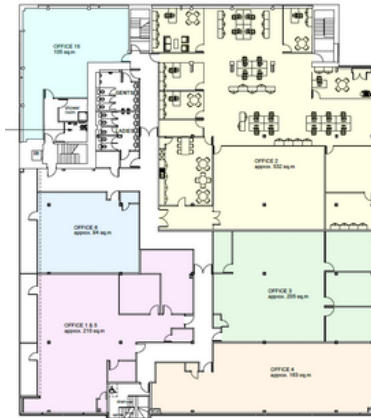
- New air conditioning system
- Suspended ceilings
- Raised floors in the majority
- Male, female and disabled WCs provided on all floors
- One 8-person passenger lift.
- 110 spaces providing an excellent parking ratio of 1:272 sq ft

Accommodation

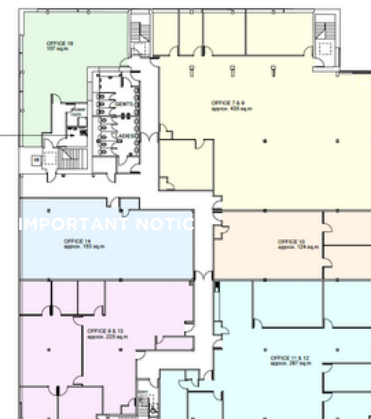
The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal basis and the following approximate areas are available:



GROUND FLOOR AREA	ft²	m²
Office 16	86.11	8
Office 17	263.71	24.5
Waiting Area	387.50	36
Total	737	68.5



FIRST FLOOR AREA	ft²	m²
Office 4	1,755	163
Office 6	1,012	67
Office 15	1,130	105
Total	3,897	335



SECOND FLOOR AREA	ft²	m²
Office 14	1,647	153
Total	1,647	153

Terms

Each Suite is available by way of a new FRI Lease, for a term to be agreed at a rent based upon £22.50 psf pax

EPC

All Suites are EPC Rating B.

Legal Costs

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

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing

Strictly by prior appointment with the Sole Lettings Agent Savills

Mike Storrs
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