19-20 CLIFFTOWN ROAD
Southend-on-Sea
Essex
SS1 1AB



TO LET
3RD FLOOR OFFICE SUITE
APPROX 2,075 sq ft (192.79 sq ms).

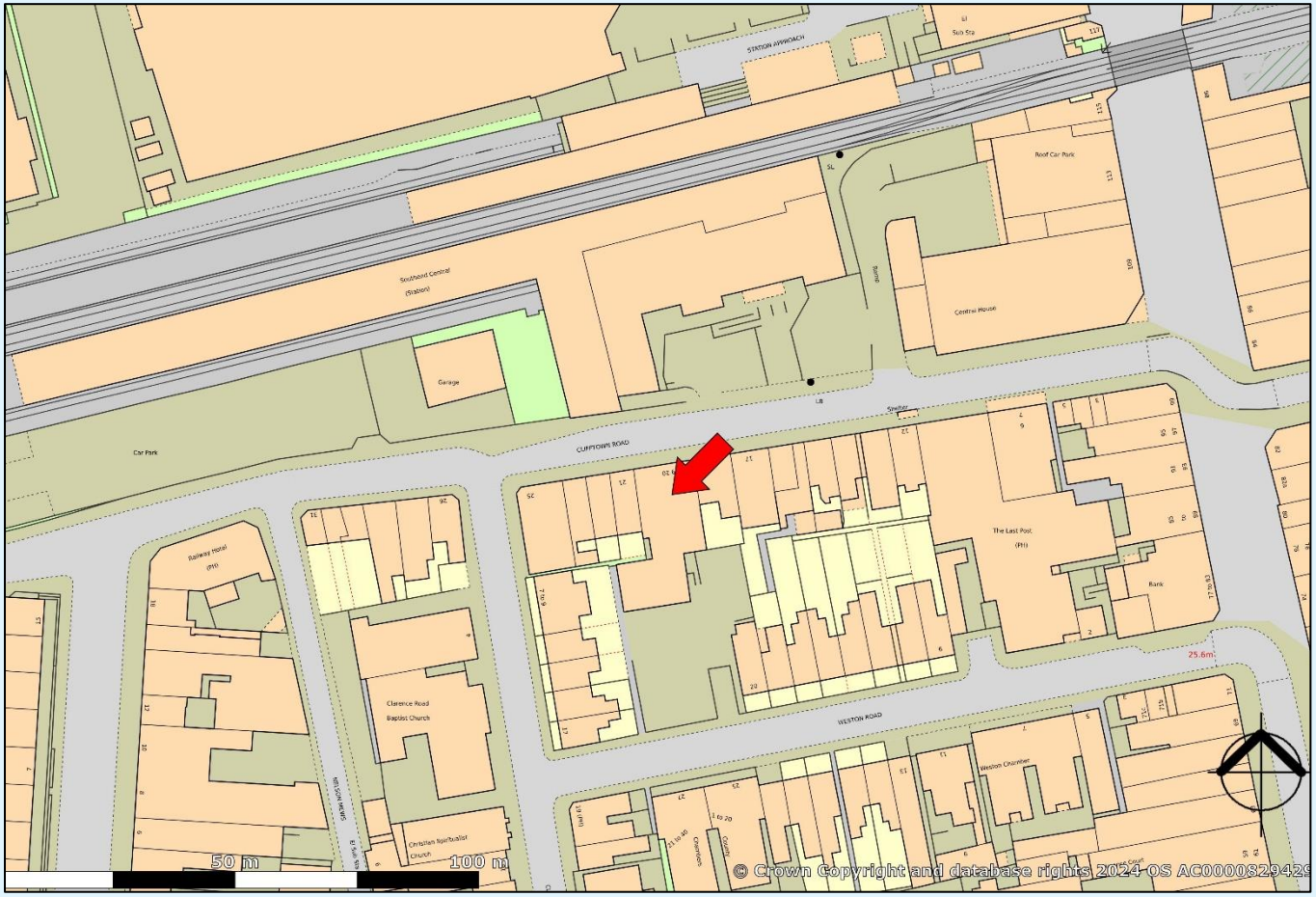
DEDMAN GRAY
COMMERCIAL

3rd Floor Office Suite, 19-20 Clifftown Road, Southend-on-Sea, Essex, SS1 1AB

A third floor office suite set within a characterful, multi-occupied, office building located in the heart of Southend City Centre and directly opposite Southend Central Station. The suite benefits from 3 car parking spaces and its own kitchen.

Southend is located approx. 45 miles east of London and is served by two mainline train stations (London Liverpool Street & Fenchurch Street lines).





Accommodation

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis:

Offices: 1962 sq ft (182.36 sq ms)
Kitchen: 112 sq ft (10.43 sq ms)

Features

- To Let
- Self-Contained Office Suite
- Impressive Communal Reception Area
- Kitchen Area
- Close to Southend City Centre
- Immediate Availability
- 3 x Car Parking Spaces
- Opposite Southend Central Train Station

Tenure

Available by way of a new lease subject to an asking rent of £25,000 per annum. All other terms and conditions by negotiation.

Service Charge

A service charge is payable for shared facilities. Full details are available on request.

Business Rates

The accommodation currently forms part of a larger rating assessment which will need to be amended. We understand that the adopted rateable value of the suite & kitchen is £18,890 but this will need verification.

Energy Performance Certificate

The property has a Commercial Energy Certificate (EPC) rating of C-74 valid until 18 September 2028.

Rent: £25,000 per annum







Legal Costs
Each party to bear their own.

Viewing Arrangements
Strictly via prior appointment with the sole letting agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Roy Horton T: 01702 311039
E: royhorton@dedmangray.co.uk

Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671







