781 London Road
Westcliff-on-Sea,
Essex, SS0 9SU

TO LET, WESTCLIFF-ON-SEA ESSEX

OFFICE/RETAIL 'E' CLASS PREMISES IN APPROX. 1,000 SQ.FT.

DEDMAN GRAY
Property Consultants

781 London Road
Westcliff-on-Sea,
Essex,
SS0 9SU

Property:
All measurements are approximate, and were taken on a GIA (Gross Internal Area) basis.

Ground Floor: 1,072 sq.ft. arranged to provide elegant open plan Office accommodation, including a stylish meeting room, WC & ancillary areas to the rear. Small external yard.

Features:

- On The Busy London Road (A13)
- Opposite Chalkwell Park
- Approx. 1,000 Sq.Ft.
- Air Conditioned
- Elegant Office Accommodation
- Suit Other Uses

Tenure: To let for a number of years to be agreed, by way of a FR&I lease at a rent of £17,500pa.

Business Rates: The most recent assessment shows an adopted value of £10,500. Therefore, qualifying occupants will be able to claim 100% Small Business Rates Relief.

Planning: Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

Legal Fees Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are via Dedman Gray Property Consultants (Gerard Biagioni) on 01702 311 037.

DEDMAN GRAY Property Consultants

13 Nelson Street, Southend, Essex, SS1 1EF Tel: 01702 311111 E: gerard@dedmangray.co.uk

www.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