

# SOUTHEND-ON-SEA



## TO LET

First Floor Offices  
8 Grainger Road  
Southend On Sea  
SS2 5BZ

### VARIOUS SIZED OFFICE SPACES

**Suite 1 – 162 SQ.FT. (15 SQ.M.)**

**Suite 2 – 122 SQ.FT. (11.3 SQ.M.)**

**Suite 3 – 119 SQ.FT. (11.06 SQ.M.)**



Various Sized First Floor Office Suites



One Allocated Parking Space



New Leases Available



All Inclusive



Suite 1 - £5,200 pa inclusive  
Suite 2 - £3,900 pa Inclusive  
Suite 3 - £3,900 pa inclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

## DESCRIPTION AND LOCATION

The property is situated on Grainger Road in Southend-on-Sea, it offers good road connections with the A13 to the south and the A127 to the northwest, providing access to nearby areas and major routes. Southend Victoria is 1.2 miles away and Prittlewell station is approximately 0.7 miles away, both offering regular services to London.

The property consists of three office suites of various sizes, each offering a flexible workspace. Tenants will benefit from shared W.C. and kitchenette facilities. Each office suite comes with one allocated parking space. The rent is inclusive, covering all costs such as insurance, service charges, and utilities.

SUITE	SIZE	RENT
Suite 1	162 SQ.FT.	£5,200 pa inclusive
Suite 2	122 SQ.FT.	£3,900 pa inclusive
Suite 3	119 SQ.FT.	£3,900 pa inclusive

## TERMS:

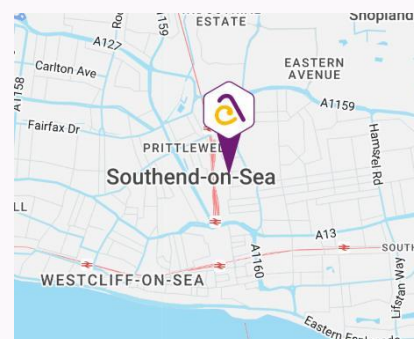
The premise is available to let upon on anew full repairing and insuring lease for a term to be agreed.

## VAT:

Plus VAT if applicable.

## EPC:

D - 94



## BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

## LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

## TENURE:

Leasehold

## RENT:

Suite 1 - £5,200 pa inclusive  
Suite 2 - £3,900 pa inclusive  
Suite 3 - £3,900 pa inclusive

## VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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