

SOUTHEND-ON-SEA

TO LET



19-20
Clifftown Road
Southend-On-Sea
Essex
SS1 1AB

OFFICE

**FROM 1871 SQ-FT TO 3,977 SQ-FT
FROM 173 SQ.M TO 369 SQ.M**



Prominent location



Walking Distance To Southend Town
Centre



Car Park At The Rear



Railway Station Directly Opposite



Rent From £21,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

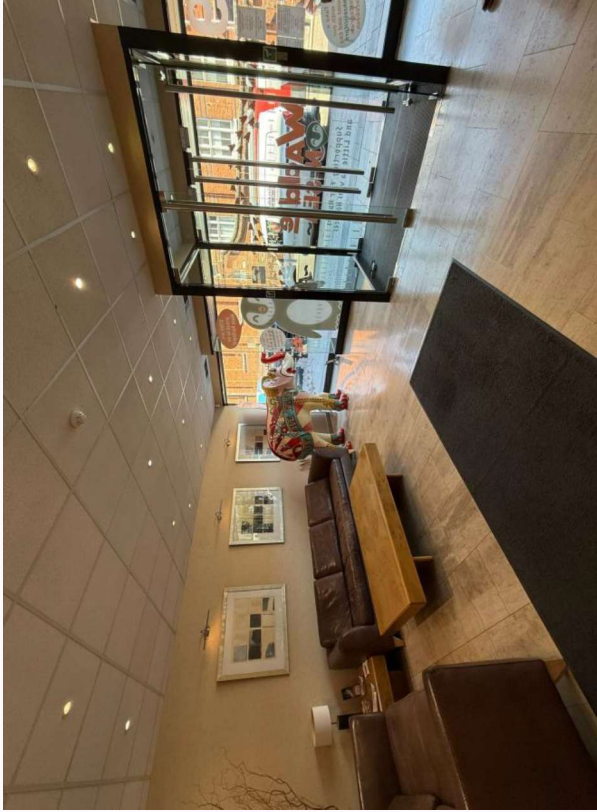
CHELMSFORD OFFICE
01245 202555



DESCRIPTION AND LOCATION

Located in Southend town centre, this property is opposite Southend Central station, providing direct rail access to London Fenchurch Street. And a short walk to Southend High Street with its range of retail, food, and business amenities, with the seafront also close by. The location benefits from good road links via the A13 and A127, with Southend Airport a short drive away.

The property comprises two available floors, each offering four allocated parking spaces each. The floors can be let individually or together, providing flexible options for occupiers. Each floor includes a kitchenette, W.C. facilities, air conditioning, separate offices, meeting rooms, and a well-presented reception area. There are 2 additional rooms on the ground floor subject to separate negotiations.



Ayers & Cruiks
COMMERCIAL

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- e. mail@ayerscruiks.co.uk
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ACCOMMODATION

FLOOR	SQ.FT	PRICE
SECOND FLOOR	1821 SQ.FT	£21,000 PA
THIRD FLOOR	2106 SQ.FT	£23,700 PA
SECOND & THIRD FLOOR	3927 SQ.FT	£40,000 PA

TERMS

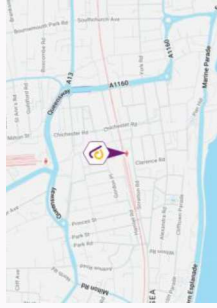
The property is available by way of assignment of the current lease expiring in February 2027. A new lease may be available subject to separate negotiations

SERVICE CHARGE:

There will be a service charge for the upkeep of communal areas.

EPC:

B 50



BUSINESS RATES

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

LEGAL COSTS:

Incoming tenant to be responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

VAT:

Plus, VAT If Applicable

VIEWING:

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

Misrepresentation Act 1967

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