

SOUTHEND-ON-SEA



TO LET

136
London Road
Westcliff-On-Sea
Essex
SS1 1PQ

OFFICE
1,338 SQ.FT. (124 SQ.M.)



Office Suite



Close To Amenities



New Lease Available



Kitchen & W.C Facilities



Rent £5,000 For The First Year Then
Increasing To £10,000 Per Annum
Thereafter



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This office is situated on London Road, just off the main A13 London Road in Southend-On-Sea. It is a short distance from Southend High Street and Southend Victoria Train Station, with easy access to the A127.

The property includes two restrooms and a kitchen, featuring multiple office suites. It is an ideal space for a remodel.

NOTE:

The rent for the first year is £5,000 and will increase to £10,000 per annum thereafter.

	SQ.FT.	SQ.M.
First Floor Office	1,338 SQ.FT.	124 SQ.M.

TERMS:

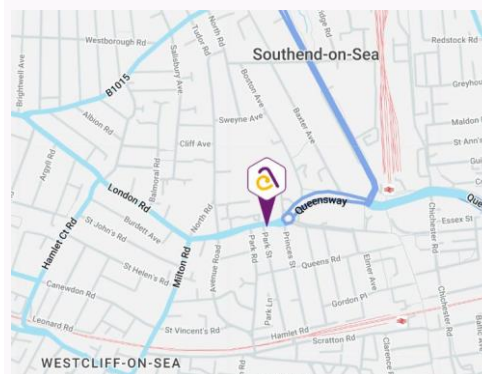
The premises is available to let upon on anew full repairing and insuring lease for a term to be agreed.

VAT:

Plus VAT If Applicable.

EPC:

Awaiting EPC.



BUSINESS RATES:

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

LEGAL COSTS:

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

TENURE:

Leasehold.

RENT:

Rent only £5,000 for the first year increasing to £10,000 per annum thereafter.

VIEWING:

Strictly by prior appointment via 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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