



12 Oakhurst Road, Southend-On-Sea, SS2 5DT To Let | 343 to 1,150 sq ft



# 12 Oakhurst Road, Southend-On-Sea, SS2 5DT

### Summary

- Rent: £6,500 £18,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- · VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- · Lease: New Lease

### Further information

• View details on our website

### **Contact & Viewings**

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk

Cameron Cruiks 01702 608045

cameron@ayerscruiks.co.uk

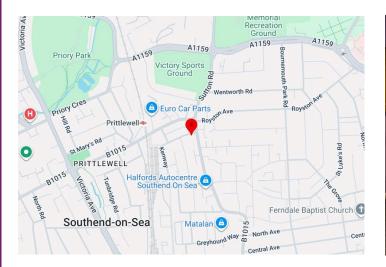
Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

Bradley Hair 01702 608057

bradley@ayerscruiks.co.uk

#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



# **Key Points**

- Office Suite Available
- Close To Amenities
- Walking Distance To Prittlewell Station
- New Lease Available
- · New key point...
- Rent Exclusive

# Description

There are two offices: Office 1 is situated on the first floor with an open-plan layout, and Office 2 is arranged as two separate rooms. Both offices have carpeted floors and are equipped with gas central heating, with access to communal toilets and a shared kitchenette.

Please note that access is restricted on Sundays.

### Location

The Office is a well-located commercial premise close to Southend town centre and main transport routes, including the Al27 and Prittlewell Station. The property is easily accessible and benefits from good visibility in a mixed-use area.



## Accommodation

Floor/Unit	Description	Size	sq m	Total year
1st	Suite 1	807 sq ft	74.97	£12,000
Ground	Suite 2	343 sq ft	31.87	£6,500
Unit	Suite 1-2	1,150 sq ft	106.84	£18,500

# Viewings

Strictly prior appointment via landlords appointed agents Ayers & Cruiks.

### **Terms**

Available on a new full repairing and insuring lease for a term to be agreed.

### Rent

Suite 1 - £12,000 Per Annum Exclusive Suite 2 - £6,500 Per Annum Exclusive Suite 1 & 2 - £18,500 Per Annum Exclusive

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 Oct 2025.