

LEIGH ON SEA



TO LET

22-24 Elm Road,
Leigh on Sea,
Essex,
SS9 1SN

OFFICE
412 SQ.FT. (38 SQ.M.)



Rent Fully Inclusive



High Street Location



Flexible Hire Agreements
Available



Superfast Wifi



Rent POA



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

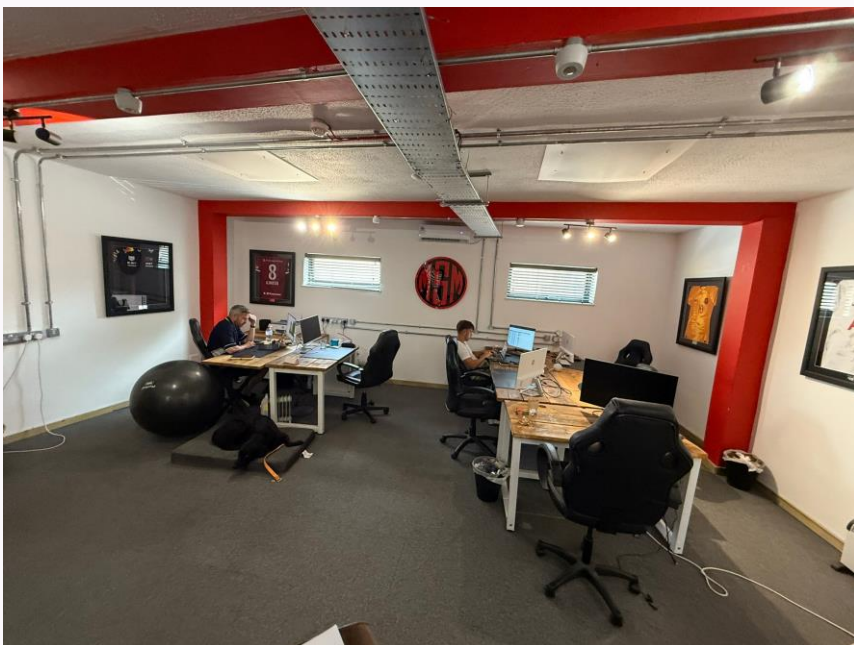
CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Ayers & Cruiks are pleased to bring to the market this 412 SQ.FT basement office in the heart of Leigh on Sea. Situated on Elm Road the office provides a modern and professional working space for any business.

Hosted by Space282, you will have access to a communal kitchen with complimentary tea & coffee, superfast Wi-Fi and air conditioning at no extra cost! The rent is fully inclusive.

Contact us today to arrange your viewing



ACCOMMODATION

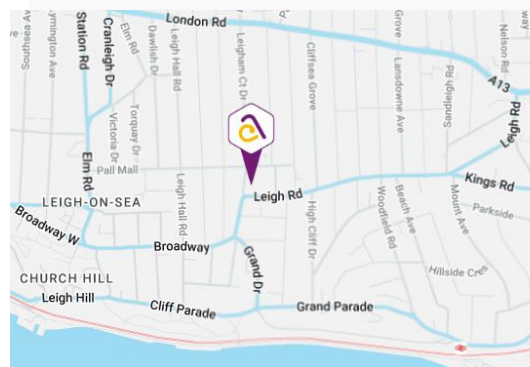
Ground Floor Office
412 SQ.FT (38.26 SQ.M)

TERMS

The property is available to let upon on a hire agreement for the term to be agreed.

SERVICE CHARGE:

Not Applicable.



BUSINESS RATES

Business rates are included within the rent.

LEGAL COSTS:

No legal costs

TENURE

Hire Agreement

RENT:

Price on application

VAT:

Not Applicable.

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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk