



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,189 sq ft**

**Turnpike House, 1206A  
London Road, Leigh-on-  
Sea, SS9 2UA**

Office unit arranged over  
ground and first floor in a  
prominent location on London  
Road.

- Close to Leigh and Chalkwell train station
- New lease available
- £22,500 per annum exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## Turnpike House, 1206A London Road, Leigh-on-Sea, SS9 2UA

### Summary

- Rent: £22,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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

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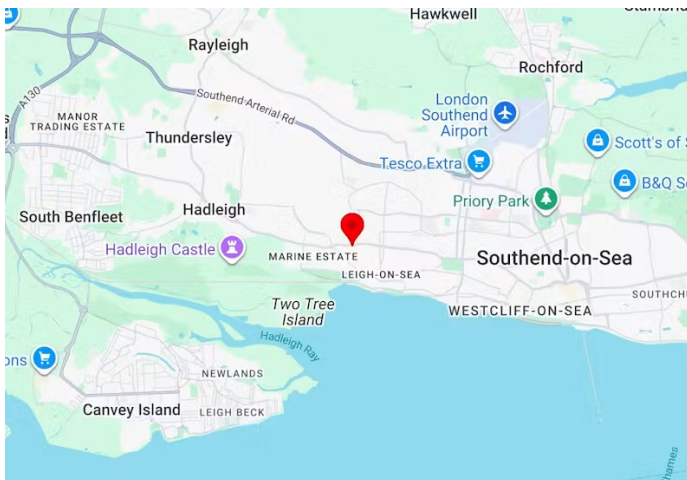
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### Offices

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### Description

Well presented office unit arranged over ground and first floor benefitting from a glass shop front and WC facilities.

### Location

This property occupies a prominent position on London Road, one of Leigh-On-Sea's main commercial thoroughfares. It benefits from excellent road connectivity, with convenient access to the A127 and M25, while Leigh-On-Sea and Chalkwell train stations provide regular services to London Fenchurch Street.

### Accommodation

| Building Type | sq ft | sq m   |
|---------------|-------|--------|
| Office        | 1,189 | 110.46 |



### Terms

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

### Rent

£22,500 per annum exclusive

### Viewings

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