



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
1,248 sq ft

**375-377 Rayleigh Road,  
Leigh-On-Sea, SS9 5PS**

Victorian property situated on a retail parade offering office space with layby parking.

- Detached Victorian building
- Layby parking to the front
- Air conditioning and gas central heating
- New lease available
- £35,000 per annum exclusive



375-377 Rayleigh Road, Leigh-On-Sea, SS9 5PS

## Summary

- Rent: £35,000 per annum
- Business rates: Interested parties are advised to conform the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (88)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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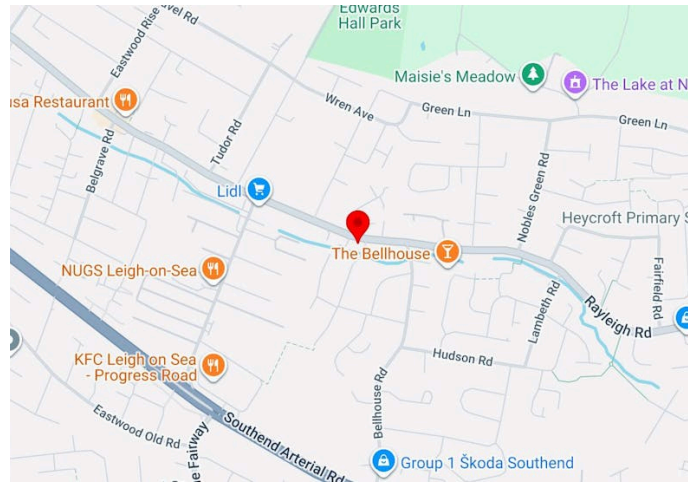
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## Offices

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Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

A detached Victorian building offering a flexible space including 8 ground floor offices fronting the road and a rear courtyard. It benefits from air conditioning and gas central heating with layby parking to the front.

## Location

This property is located on a busy retail parade linking Leigh-On-Sea with Southend and Rayleigh town centre only 2.5 miles away. It benefits from high passing traffic, strong local amenities and great access to the A127 and public transport links.

## Terms

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



## Rent

£35,000 per annum exclusive

## Viewings

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

## Accommodation

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Office 1	165	15.33	Available
Ground	Office 2	161	14.96	Available
Ground	Office 3	92	8.55	Available
Ground	Office 4 & 5	183	17	Available
Ground	Office 6	147	13.66	Available
Ground	Office 7	134	12.45	Available
Ground	Office 8	118	10.96	Available
Ground	Reception	225	20.90	Available
Ground	Kitchen	23	2.14	Available
<b>Total</b>		<b>1,248</b>	<b>115.95</b>	

