



Ayers & Cruiks
COMMERCIAL

To Let
183 sq ft

First Floor Suite, 37
Hamlet Court Road,
Westcliff-on-Sea, SS0 7EY

First floor office suite with access to communal W/C and kitchen facilities, and positioned on a busy retail parade.

- First floor office suite
- Situated on busy retail parade
- In close proximity to Westcliff mainline station
- New lease available
- Rent only £2,900 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £2,900 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Service charge: £1,860 per annum
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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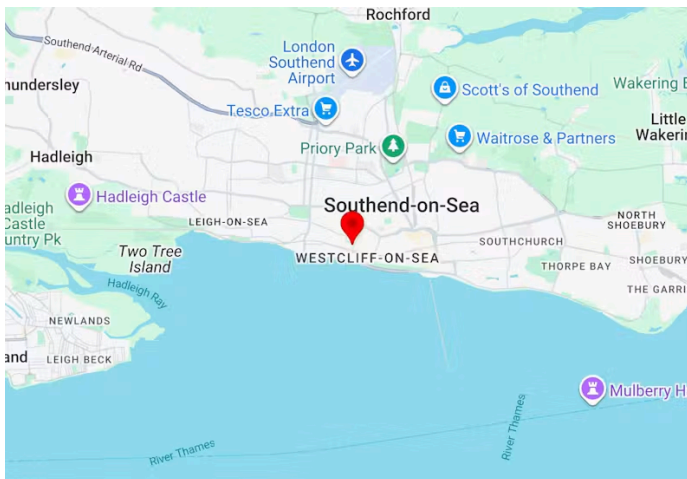
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Description

The first floor suite comprises of an open plan room and benefits from access to communal w/c and kitchen facilities. The landlord has refurbished the suite by installing new carpets and re-painted.

Location

First floor office suite situated on the main Hamlet Court Road retail parade, surrounded by established retail businesses, located within close proximity to Westcliff-On-Sea mainline station.

Accommodation

Description	sq ft	sq m
Office	183	17

Viewings

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

Terms

The premises are available to let on a new fully repairing and insuring lease, for a term to be agreed.

Rent

Only £2,900 per annum exclusive