



Ayers & Cruiks  
COMMERCIAL

To Let

664 sq ft

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**The Estate Office, London  
Road, Pitsea, SS13 2BZ**

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Open plan office building with  
WC facilities and off street  
parking.

- Distinctive office building
- Close to A13 and A130
- Off street parking
- New lease available
- £13,000 per annum exclusive



## The Estate Office, London Road, Pitsea, SS13 2BZ

### Summary

- Rent: £13,000 per annum
- Business rates: £3,343.30 per annum 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
- EPC: D (85)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

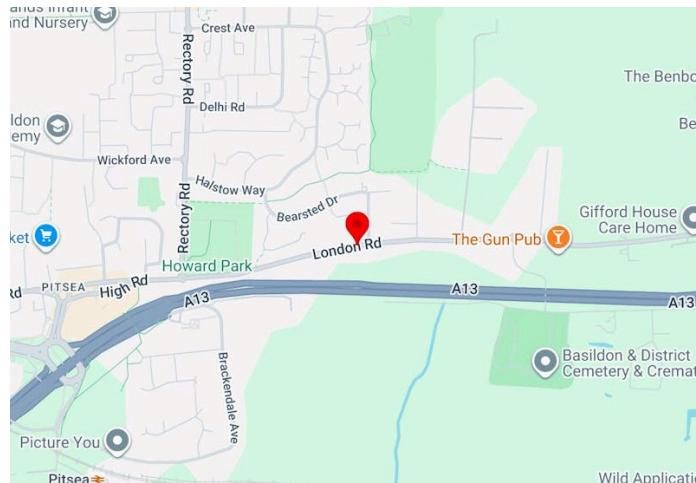
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[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



### Description

The Estate Office is a distinctive period building which occupies a prominent position on the London Road. The office is mostly open plan with a separate room/office, safe room and toilet facilities. Off of one of the main rooms is a kitchenette area. There is also off-street parking at the front of the premises.

### Location

This property is located close to the A13 and so provides good access to the A127 and A130. Pitsea railway station is approximately 1 mile away and provides a fast and frequent rail service to London Fenchurch Street.

### Accommodation

Building Type	sq ft	sq m	Availability
Office	664	61.69	Available

### Terms

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

### Rent

£13,000 per annum exclusive

### Viewings

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