



Ayers & Cruiks
COMMERCIAL

To Let
664 sq ft

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

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

www.ayerscruiks.co.uk



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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: Incoming 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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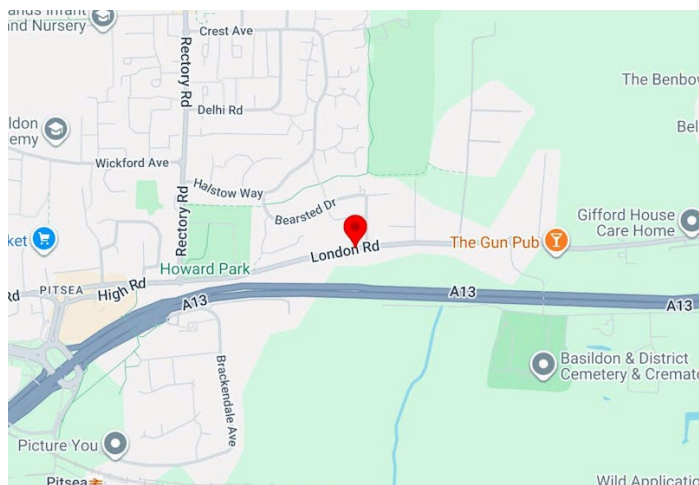
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Description

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.