



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,582 sq ft**

**Unit 8B, 327 Southchurch  
Road, Southend-On-Sea,  
SS1 2PE**

Modern office suite, benefitting  
from open plan and private  
suites with allocated parking.

- Office suite
- Parking of up to 6 cars
- Close to amenities
- Kitchenette and WC
- £24,000 per annum exclusive

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



Unit 8B, 327 Southchurch Road,  
Southend-On-Sea, SS1 2PE

## Summary

- Rent: £24,000 per annum
- Business rates: £11,851.25 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- 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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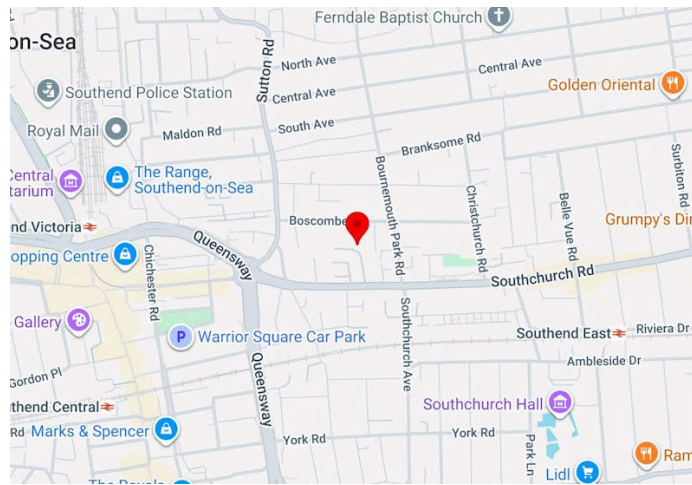
Darrell Clarke  
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## Offices

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Tel: 01702 343060

Burgundy Court  
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## Description

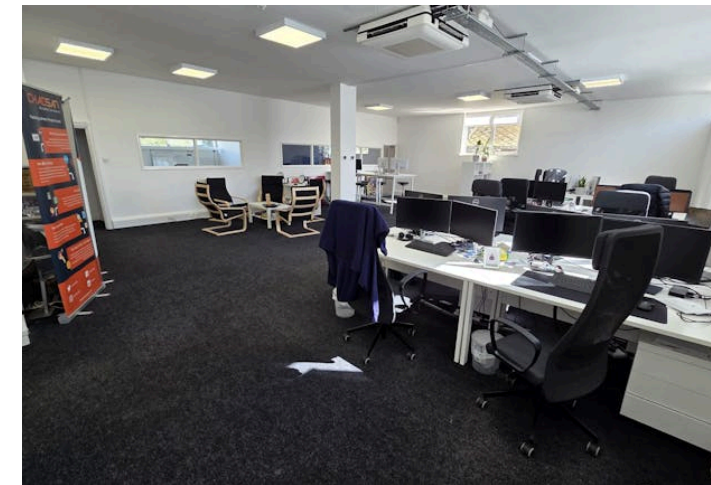
The main office area boasts a spacious, modern open-plan design, accompanied by two internal private offices/ meeting rooms/ board rooms. Additional amenities include a personal kitchen, shared male and female toilet facilities, LED lighting, air conditioning and on site parking for up to 6 cars.

## Location

This property is situated at the rear of Southchurch Road, accessed via a driveway near the junction with Bournemouth Park Road.

## Accommodation

Building Type	sq ft	sq m	Availability
Office	1,582	146.97	Available



## Terms

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

## Rent

£24,000 per annum exclusive

## Viewings

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

# GROUND FLOOR

