



Ayers & Cruiks
COMMERCIAL

19-20 Clifftown Road, Southend-on-Sea, SS1 1AB

To Let | 1,821 to 3,927 sq ft

Two floors with allocated parking, kitchenettes, WCs, air con, offices, meeting rooms and reception area.

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Summary

- Rent: £21,000 - £40,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Borough Council.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (74)
- Lease: Sublease

Further information

- [View details on our website](#)

Contact & Viewings

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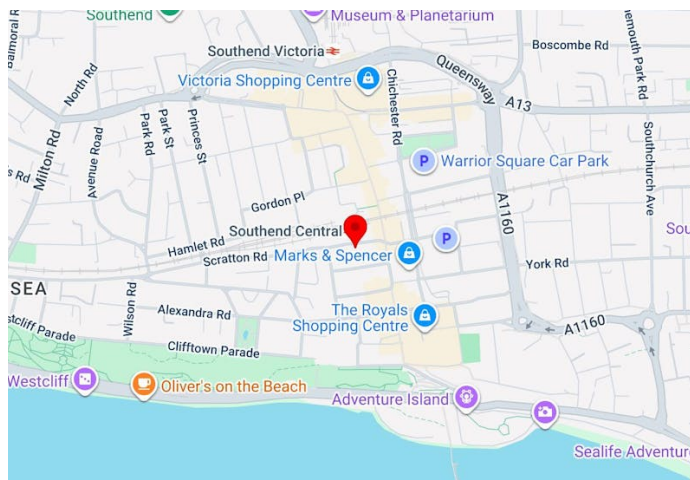
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Key Points

- Prominent location
- Walking distance to Southend Town Centre
- Main line railway station
- Impressive communal reception area
- Car parking to rear

Description

The property comprises two available floors, each offering four allocated parking spaces each. The floors can be let individually or together, providing flexible options for occupiers. Each floor includes a kitchenette, W.C. facilities, air conditioning, separate offices, meeting rooms, and a well-presented reception area.

Location

Located in Southend town centre, this property is opposite Southend Central station, providing direct rail access to London Fenchurch Street. And a short walk to Southend High Street with its range of retail, food, and business amenities, with the seafront also close by.



The location benefits from good road links via the A13 and A127, with Southend Airport a short drive away.

Accommodation

Name	sq ft	sq m	Availability
Suite - Second Floor	1,821	169.18	Available
Suite - Third Floor	2,106	195.65	Available
Suite - Second & Third Floor	3,927	364.83	Available

Terms

The property is available by way of assignment of the current lease expiring in February 2027. A new lease may be available subject to separate negotiations

Viewings

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

