



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
319 sq ft

**Rear of 959 London Road,  
Leigh-On-Sea, SS9 3LB**

Open plan office space with a modern kitchen, WC facilities and parking.

- Prominent location
- Parking available
- New lease available
- £4,500 per annum

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



## Rear of 959 London Road, Leigh-On-Sea, SS9 3LB

### Summary

- Rent: £4,500 per annum
- Business rates: 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
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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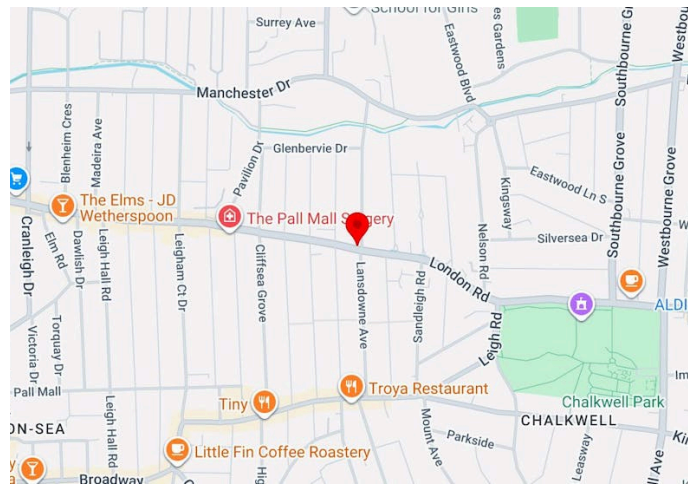
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### Offices

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SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



### Description

Open plan office space benefitting from a modern kitchen, WC facilities and layby parking nearby.

### Location

This property occupies a prominent position on A13 Road within Leigh-On-Sea, benefitting from high levels of passing vehicular traffic and strong local footfall. It is situated within an established commercial parade, close to a range of national and independent occupiers, with convenient access to Leigh-On-Sea town centre and main train station.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	319	29.64



### Terms

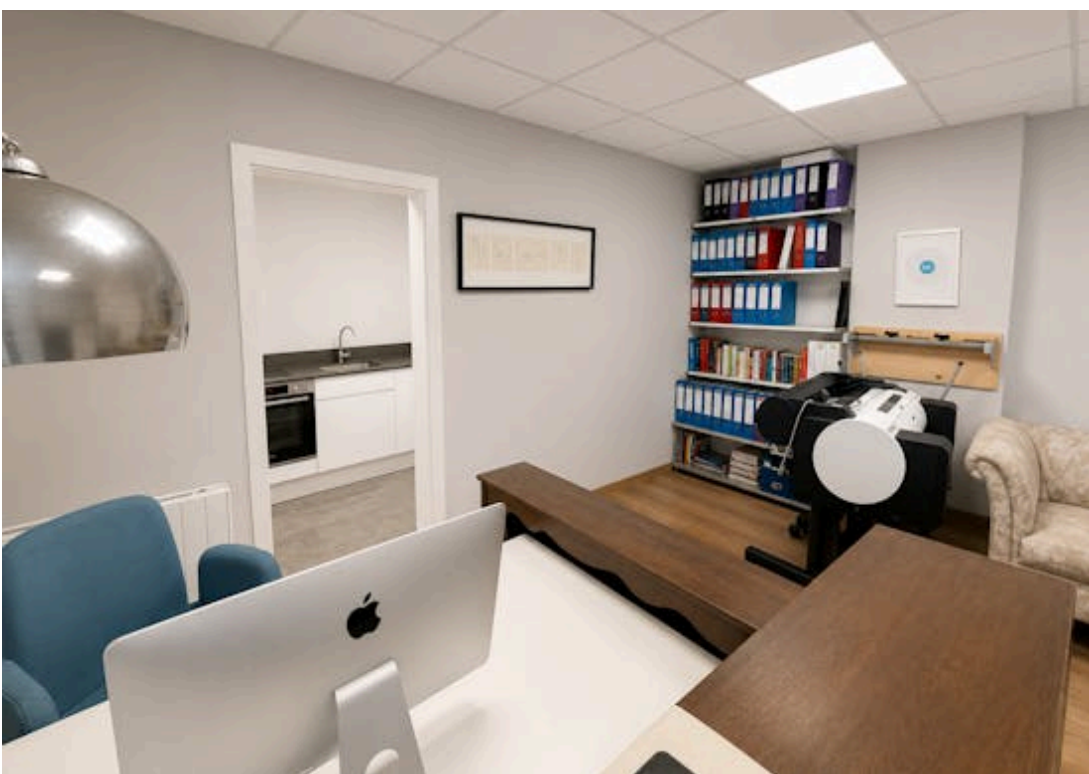
The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

### Rent

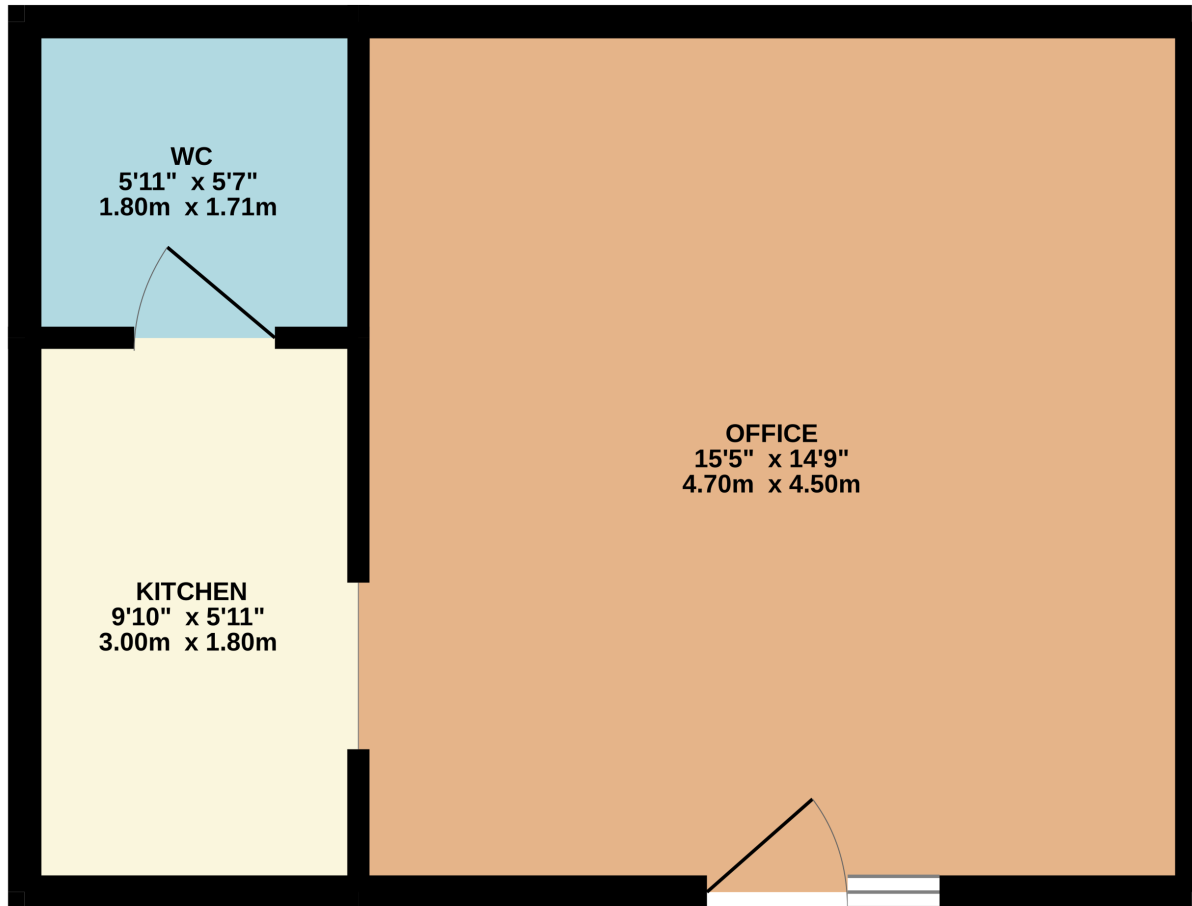
£4,500 per annum exclusive

### Viewings

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



GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 319 sq.ft. (29.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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