Ayers & Cruiks
COMMERCIAL

To Let
5,309 sq ft

Former Police Station, Elm Road, Leigh-on-Sea, SS9 1SP

Prime location in Leigh-on-Sea near Broadway, multiple rooms and open space, cellar, WCs and parking for 18 cars, plus public parking.

- Prominent location in the heart of Leigh-on-Sea, close to Broadway
- Mixture of open-plan office space and individual offices
- Reception area, kitchenette, W.C. facilities and shower room
- Basement accommodation suitable for ancillary storage
- Parking for approximately 18 vehicles, plus public car park to the rear
- New Lease Available
- The property could suit a variety of uses (STP)

www.ayerscruiks.co.uk



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Summary

- Business rates: Interested parties are advised to confirm the rating liability with the local authority.
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs

Further information

- View details on our website

Contact & Viewings

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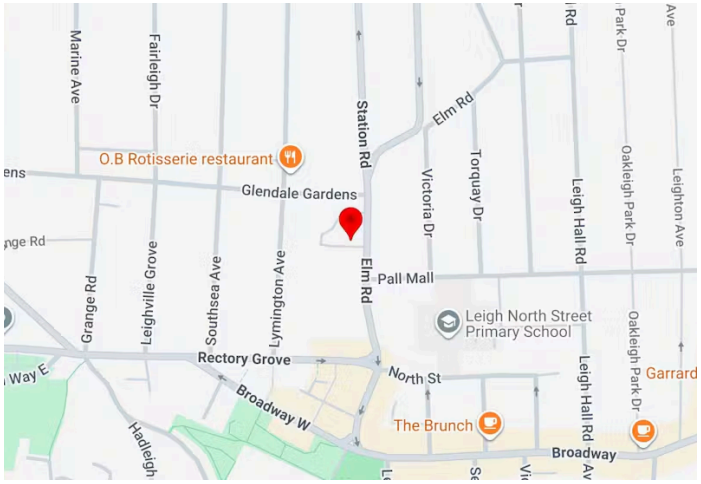
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Description

The ground floor comprises an entrance lobby with a reception area and staircase providing access to the upper floors. The accommodation benefits from multiple offices, together with W.C. facilities and a shower room. Side access is also provided, leading directly to the adjoining car parking area.

The first floor offers a combination of spacious open-plan accommodation and smaller individual offices, providing flexibility for a range of occupiers. Additional facilities include male/female W.C. with multiple cubicles and a kitchenette/breakout area.

The basement comprises the former holding cells, which could be utilised for ancillary light storage purposes.

Externally, the property benefits from parking for approximately 18 vehicles, distributed across the front, side and rear of the premises.

The property could suit a variety of uses (STP), including office, leisure, community use, etc. The property is also locally listed. Interested parties are requested to make their own enquiries with Southend on Sea Council Planning Department.

Location

The former Leigh Police Station is prominently situated on Elm Road in the heart of Leigh-on-Sea, within close proximity to the popular Broadway shopping area, offering a variety of independent shops, cafés, restaurants and local amenities.

Leigh-on-Sea railway station provides regular services to London Fenchurch Street, whilst the nearby A13 and A127 offer excellent road connections to Southend-on-Sea and the wider Essex area. A public car park is conveniently located directly to the rear of the property, providing additional parking facilities.

Viewings

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

Terms

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

Rent

Expressions Of Interest

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise. Images contained within this brochure may have been digitally enhanced using artificial intelligence (AI) to improve their visual presentation. Any such enhancements are for illustrative purposes only and do not alter the physical dimensions, proportions, or structural layout of the property. Nov 2026.

Accommodation

Description	sq ft	sq m
Ground Floor	2,951	274.16
First Floor	1,815	168.62
Basement	543	50.45
Total	**5,309**	**493.23**














Fire exit


Fire exit




























Fire
exit







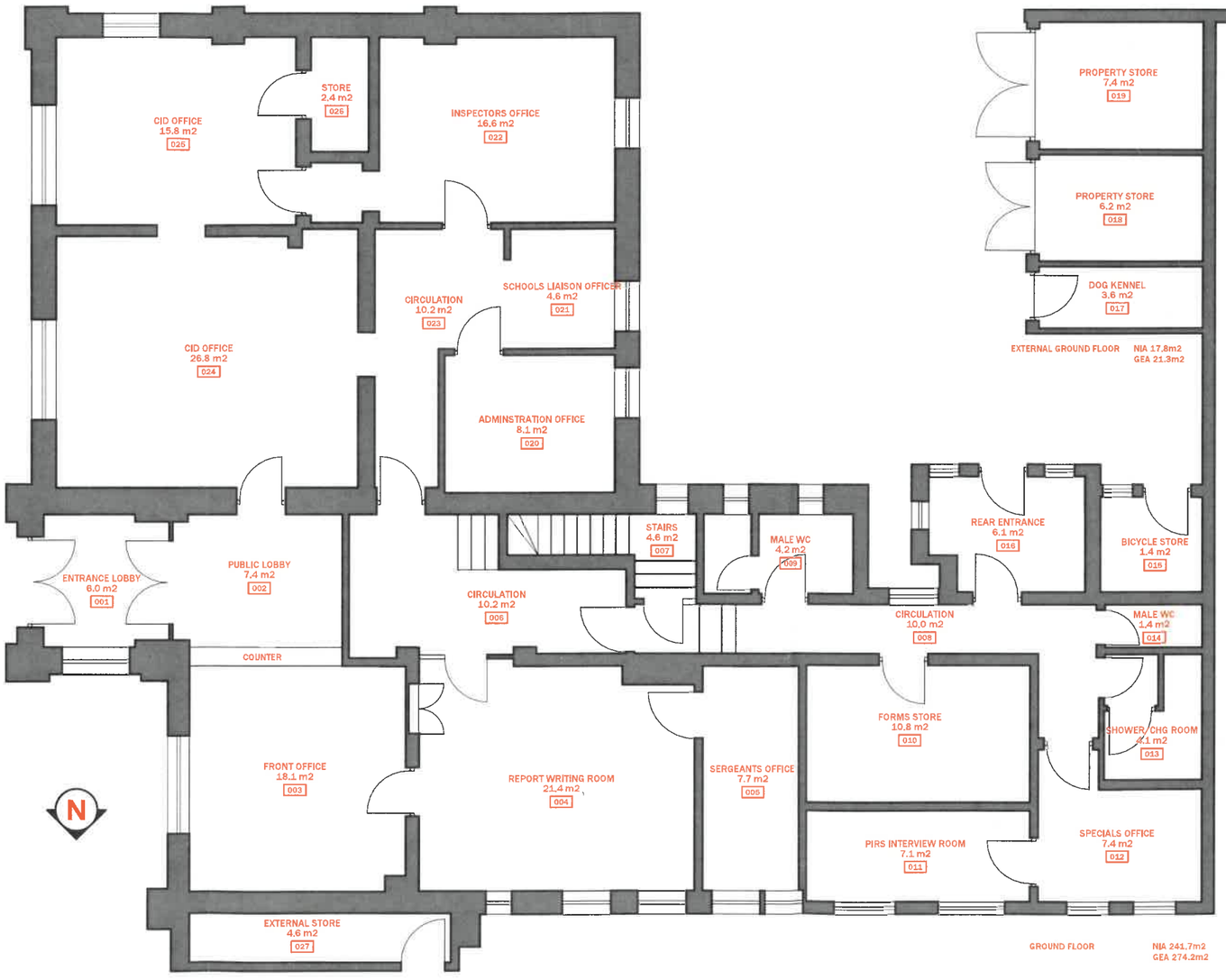






Notes:

7/40
6.20
3.66



2602 sq.ft.
2951 sq.ft

1 **GROUND FLOOR**

SCALE: 1:100

0	INITIAL ISSUE	N.P.	06/01/22
REV:	DESCRIPTION:	BY:	DATE:

STATUS: INFORMATION

southend on sea BOROUGH COUNCIL

SOUTHEND ON SEA BOROUGH COUNCIL
PROPERTY & ESTATE MANAGEMENT

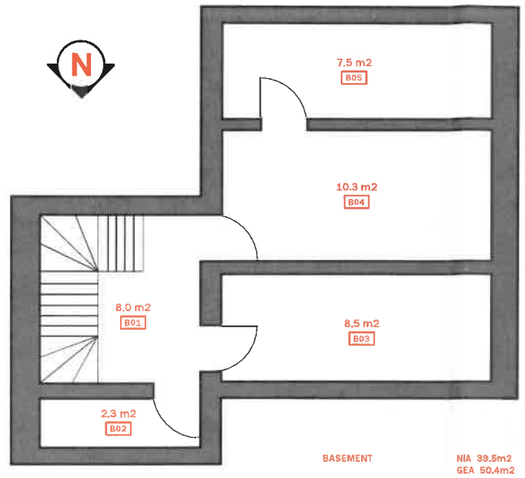
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TITLE: GROUND FLOOR PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	17/01/22	N.P.	
PROJECT NO:	DRAWING NO:		REVISION:
ASSET-22	001		0

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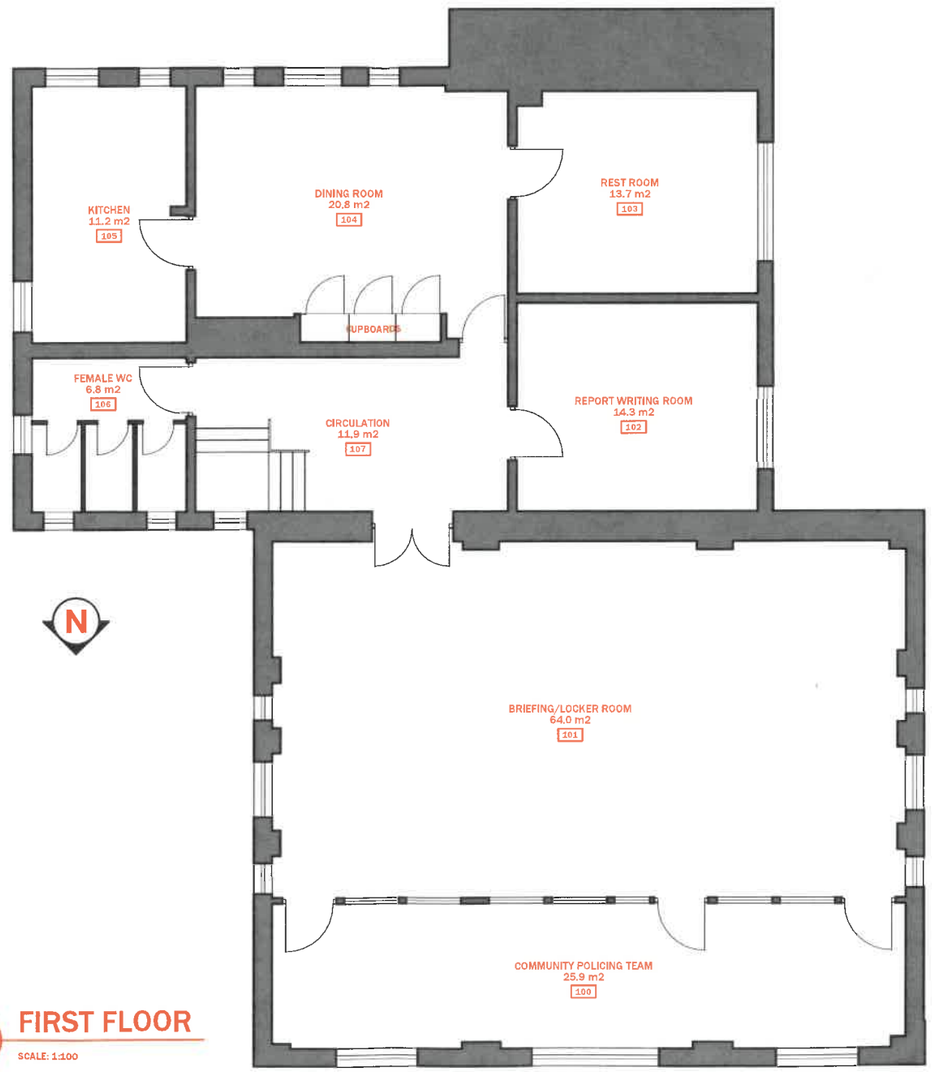
Notes:



425 sq.ft
543 sq.ft

-1 BASEMENT

SCALE: 1:100
NOTE: Drawn from historical drawing



2 FIRST FLOOR

SCALE: 1:100

168.60 sq.M
1,815 sq.ft

FIRST FLOOR

REV:	DESCRIPTION:	BY:	DATE:
0	INITIAL ISSUE	N.P.	06/01/22

STATUS: INFORMATION

southend onsea BOROUGH COUNCIL

SOUTHEND ON SEA BOROUGH COUNCIL
PROPERTY & ESTATE MANAGEMENT

SITE: LEIGH POLICE STATION			
TITLE: BASEMENT & FIRST FLOOR PLAN			
SCALE AT A3: 1:100	DATE: 17/01/22	DRAWN: N.P.	CHECKED:
PROJECT NO: ASSET-22	DRAWING NO: 002		REVISION: 0

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