



Ayers & Cruiks
COMMERCIAL

To Let
237 sq ft

**Turnpike House, 1206A
London Road, Leigh-on-
Sea, SS9 2UA**

Well presented office suite in a
prominent location on London.

- Close to Leigh and Chalkwell train station
- New lease available
- £4,750 per annum exclusive

www.ayerscruiks.co.uk



Turnpike House, 1206A London Road, Leigh-on-Sea, SS9 2UA

Summary

- Rent: £4,750 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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

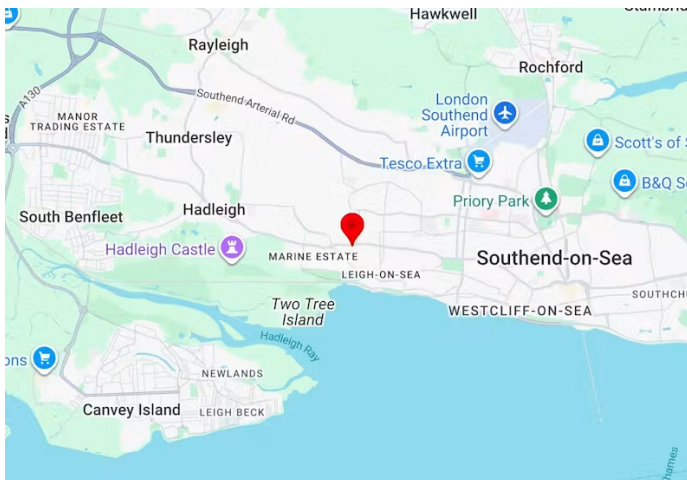
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

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



Description

Well presented office suite benefitting from a shared kitchenette and WC facilities.

Location

This property occupies a prominent position on London Road, one of Leigh-On-Sea's main commercial thoroughfares. It benefits from excellent road connectivity, with convenient access to the A127 and M25, while Leigh-On-Sea and Chalkwell train stations provide regular services to London Fenchurch Street.

Accommodation

Description	sq ft	sq m	Rent
Loft Room	237	22.02	£4,750 /annum



Terms

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

Rent

£4,750 per annum exclusive

Viewings

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