



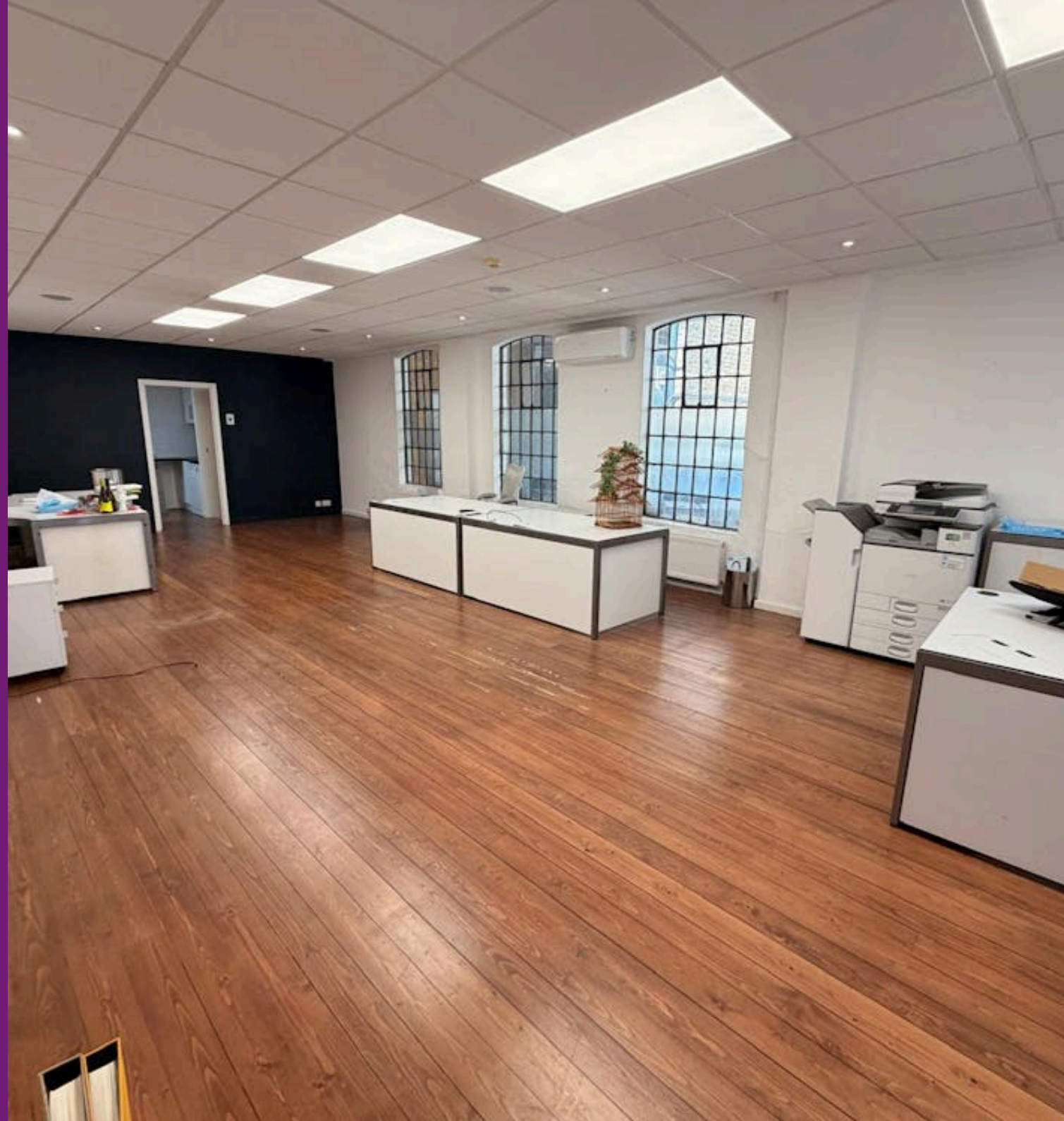
Ayers & Cruiks
COMMERCIAL

To Let
844 sq ft

**11 Ashleigh Drive, Leigh-
On-Sea, SS9 1AD**

Modern office unit with
kitchenette and WC facilities
conveniently located off of
Leigh Broadway

- Air conditioning/ heating
- Car parking available
- New lease available
- £15,000 per annum



11 Ashleigh Drive, Leigh-On-Sea,
SS9 1AD

Summary

- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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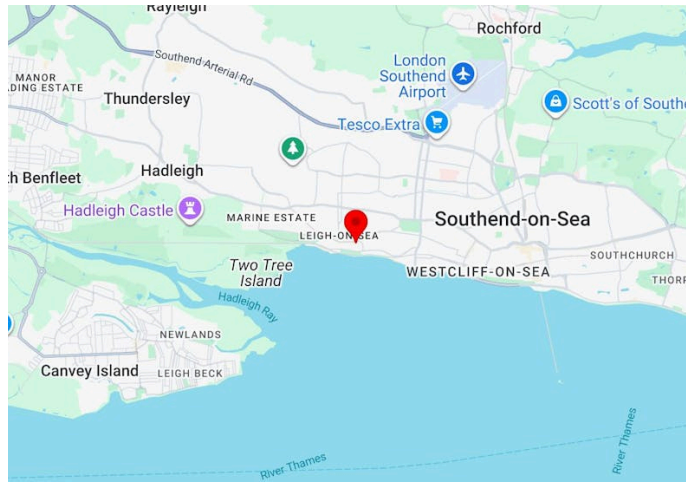
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Offices

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Tel: 01702 343060

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



Description

A modern, well-presented office unit benefitting from central heating and air conditioning, fully equipped with high speed fibre WiFi, integrated speakers, and desks that can stay if required. It includes a kitchenette and WC and one allocated parking space, with an additional three spaces on a first come first served basis.

Location

This premises is situated in a quiet residential area of Leigh-On-Sea, within easy and convenient reach of the Broadway known for its range of shops, cafés and restaurants. The property also benefits from good access to the A13 and nearby rail links, providing straightforward connections to Southend and central London.

Accommodation

Building Type	sq ft	sq m	Availability
Office	844	78.41	Available



Terms

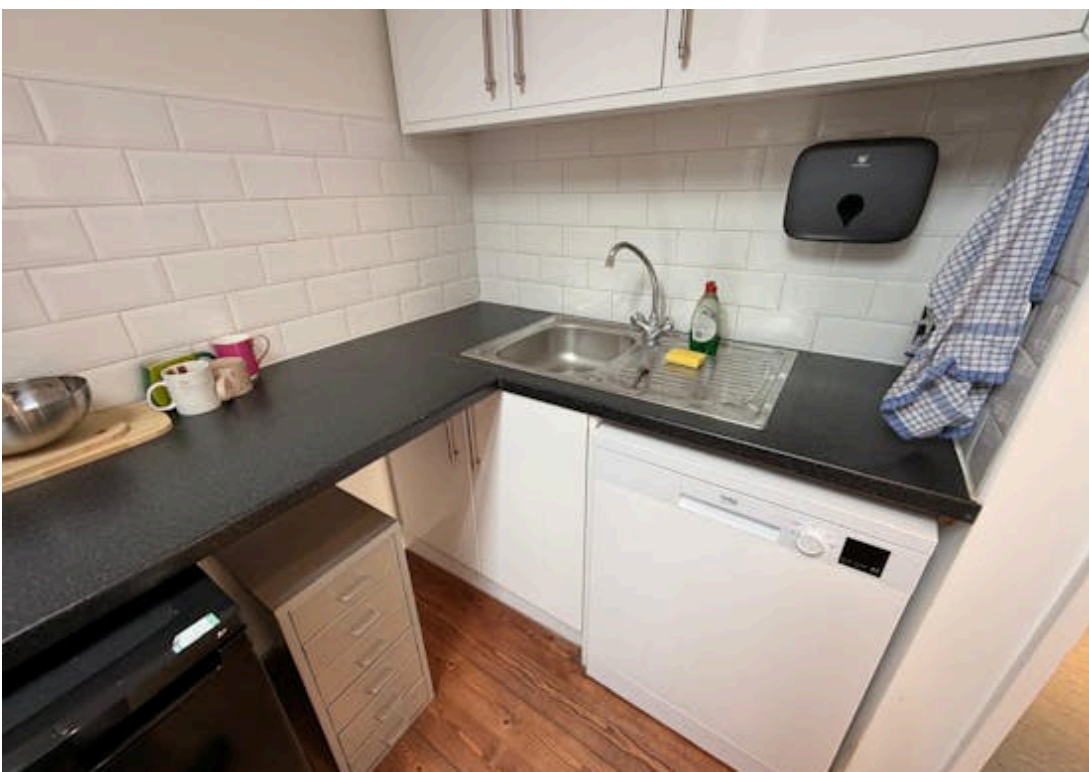
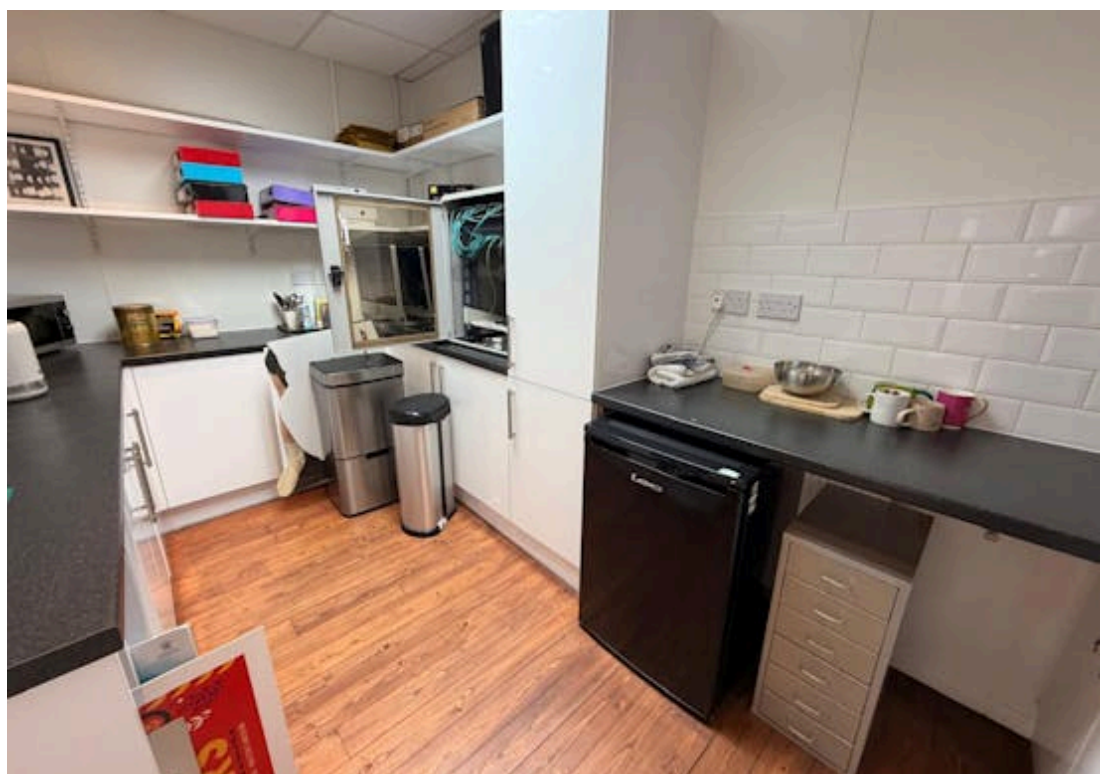
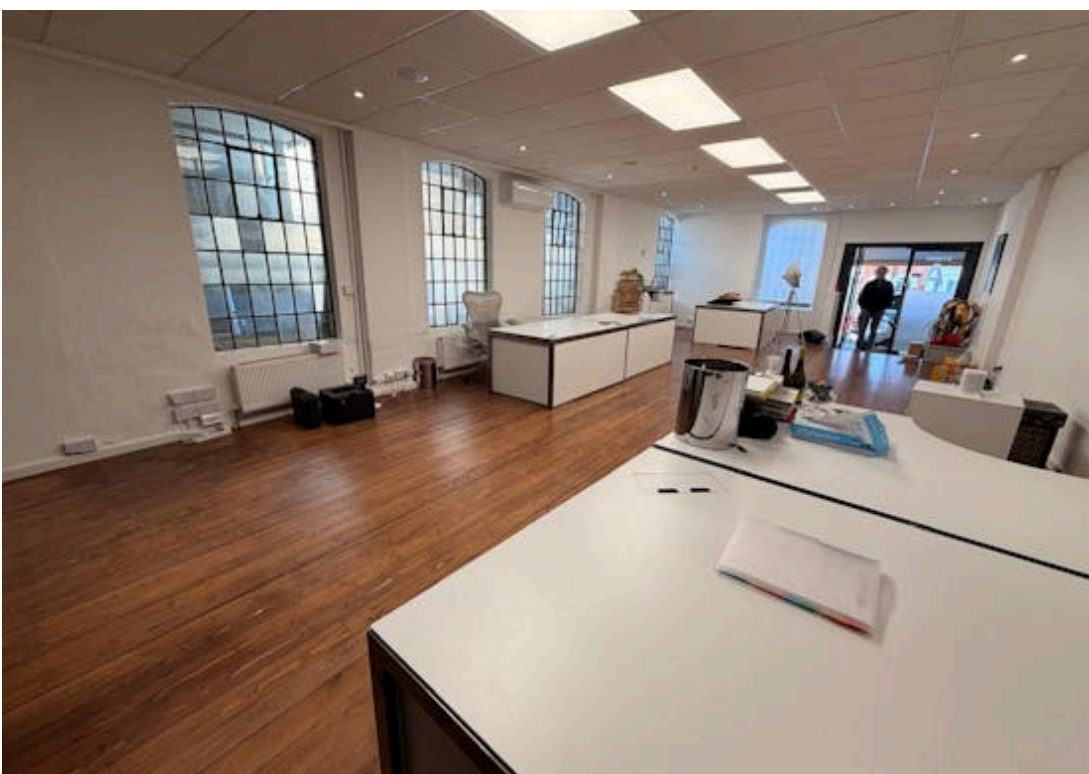
The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

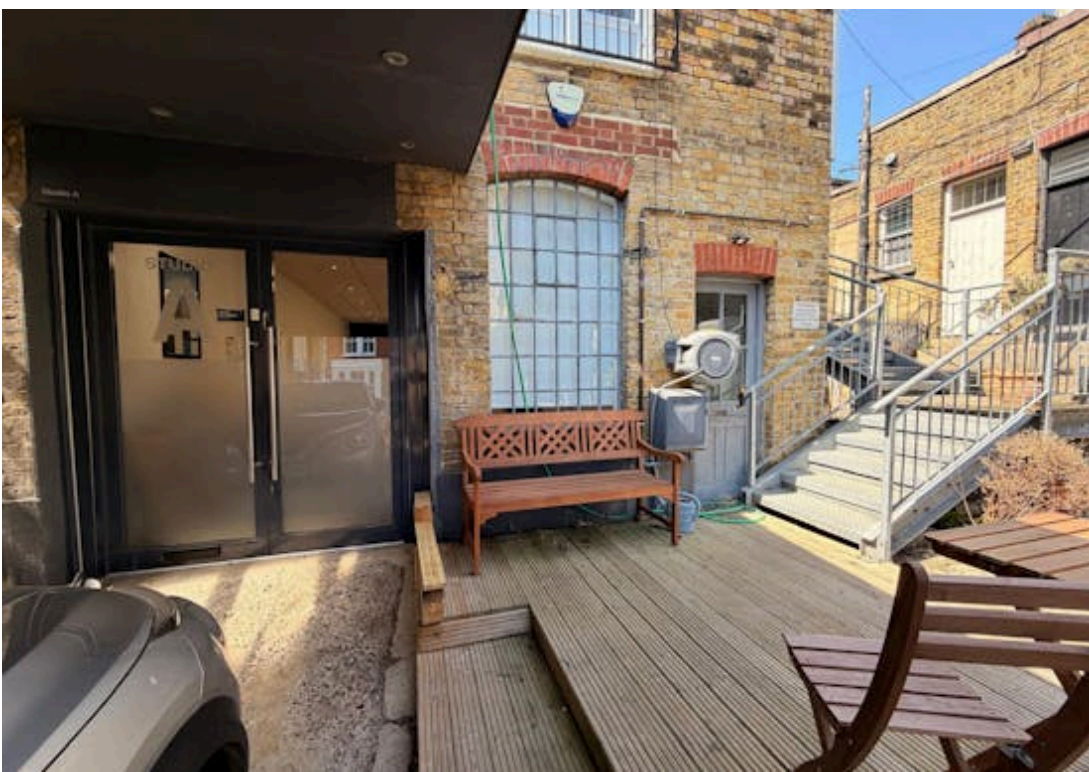
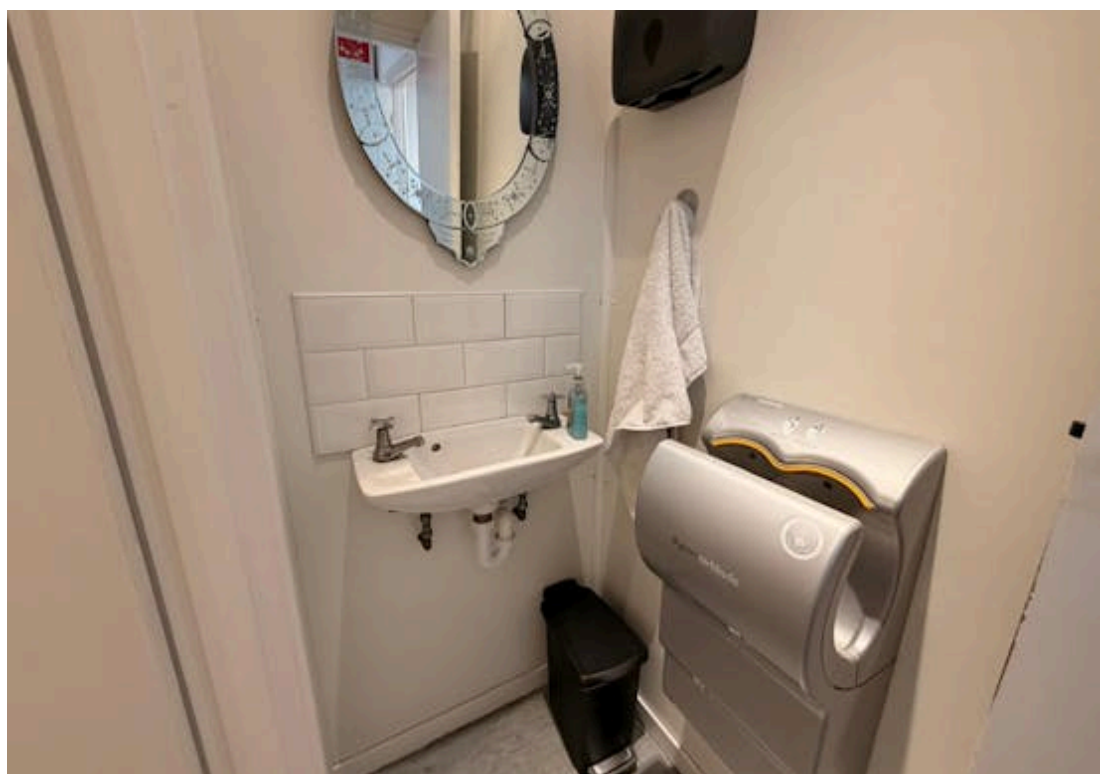
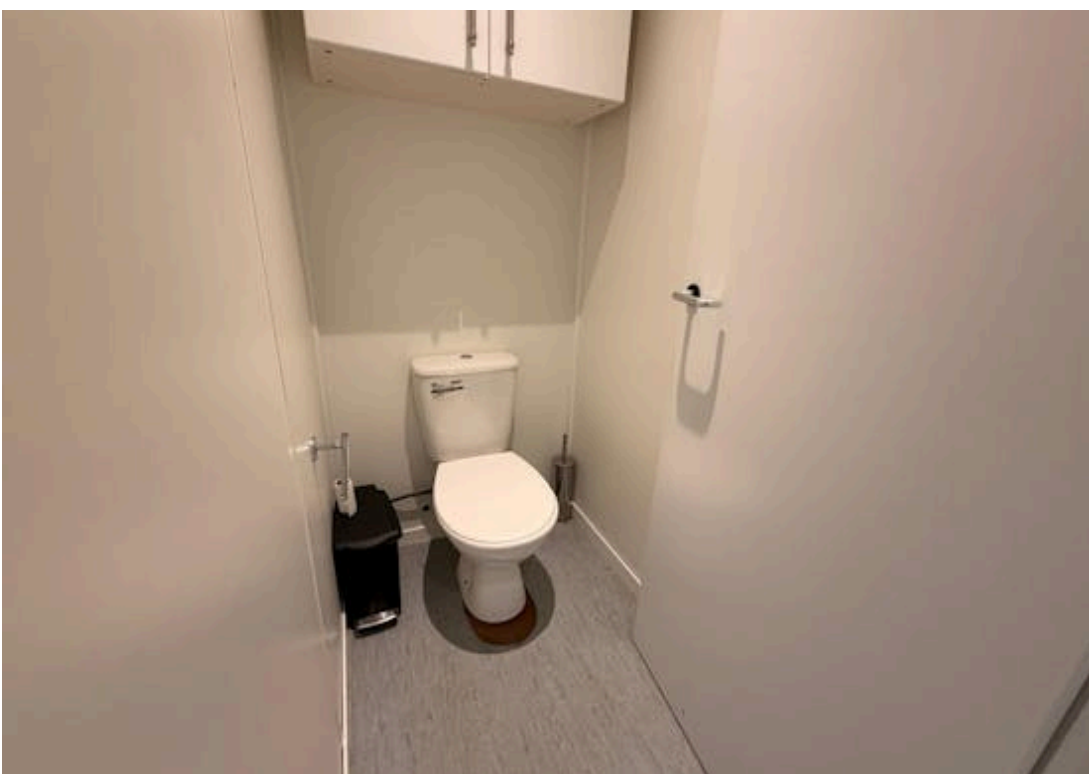
Rent

£15,000 per annum exclusive

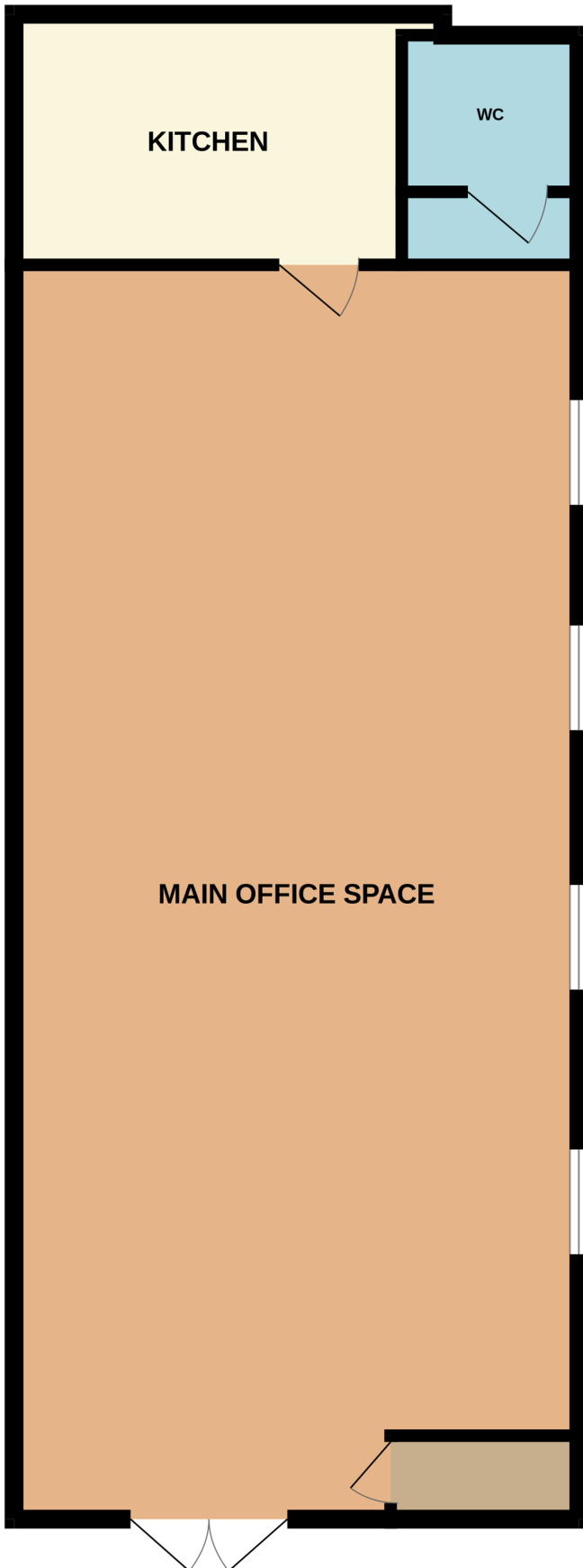
Viewings

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





GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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