



Ayers & Cruiks
COMMERCIAL

To Let
2,395 sq ft

Unit 8, Suite B, 327
Southchurch Road,
Southend-on-Sea, SS1 2PE

Well presented, modern office
unit located on Southchurch
Road.

- 10 parking spaces included
- Partitioned meeting rooms/ offices
- Own kitchen facilities
- New lease available
- £35,925 per annum exclusive

www.ayerscruiks.co.uk



Unit 8, Suite B, 327 Southchurch
Road, Southend-on-Sea, SS1 2PE

Summary

- Rent: £35,925 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- 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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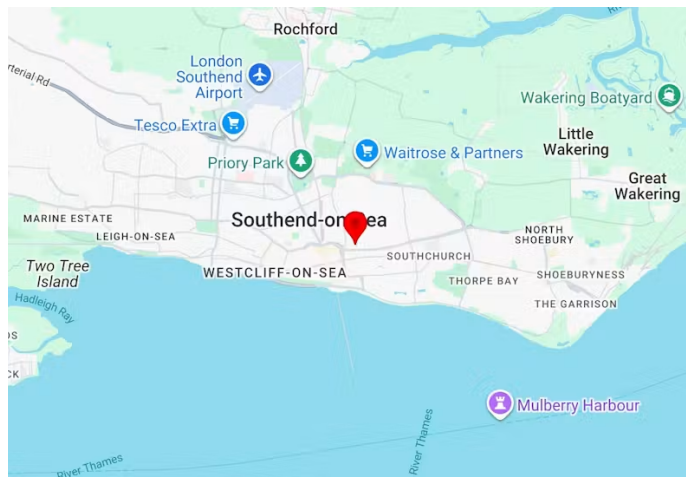
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Description

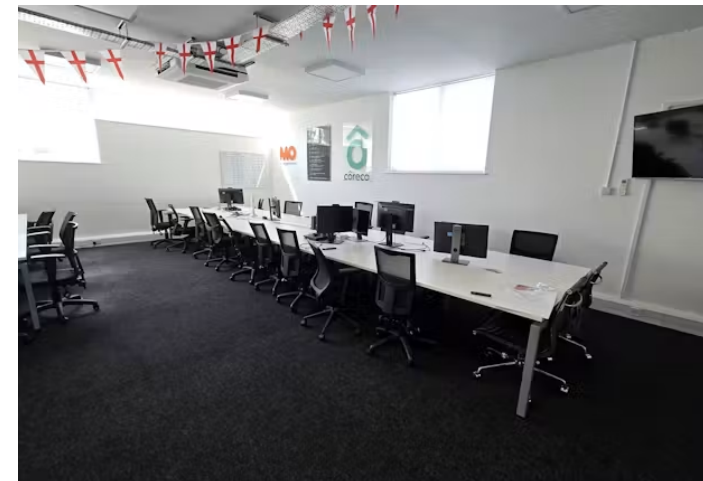
Well presented first floor suite featuring an open plan office space, separate partitioned meeting rooms/offices, own kitchen and communal WC facilities. It benefits from air conditioning, communal cleaning, smoke alarms, separate electric meter and 10 parking spaces. The ingoing tenant will be responsible for arranging and paying for their own telecommunications services.

Location

This property is situated at the rear of Southchurch Road, accessed via a driveway near the junction with Bournemouth Park Road.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	2,395	222.50	Available



Terms

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

Rent

£35,925 per annum exclusive plus VAT.

Additional charges include service charges for building maintenance, security and cleaning fees, building insurance (the tenant's share of the landlord's property insurance) and utility bills (electricity charges).

Viewings

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

