



**Ayers & Cruiks**  
COMMERCIAL

## To Let

343 to 1,150 sq ft

## 12 Oakhurst Road, Southend-On-Sea, SS2 5DT

Office suite with carpeted floors, gas central heating, communal toilets and a shared kitchenette.

- Office Suite Available
- Close To Amenities
- Walking Distance To Prittlewell Station
- New Lease Available
- New key point...
- Rent Exclusive

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



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### Summary

- Rent: £6,500 - £18,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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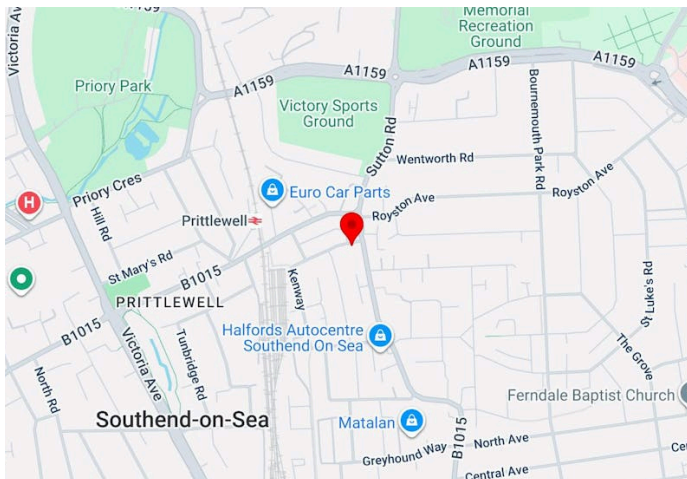
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### Offices

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SS2 6HZ  
Tel: 01702 343060

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



### Description

There are two offices: Office 1 is situated on the first floor with an open-plan layout, and Office 2 is arranged as two separate rooms. Both offices have carpeted floors and are equipped with gas central heating, with access to communal toilets and a shared kitchenette. Please note that access is restricted on Sundays.

### Location

The Office is a well-located commercial premise close to Southend town centre and main transport routes, including the A127 and Prittlewell Station. The property is easily accessible and benefits from good visibility in a mixed-use area.

### Accommodation

Floor/Unit	Description	Size	sq m	Total year
1st	Suite 1	807 sq ft	74.97	£12,000
Ground	Suite 2	343 sq ft	31.87	£6,500
Unit	Suite 1-2	1,150 sq ft	106.84	£18,500



### Viewings

Strictly prior appointment via landlords appointed agents Ayers & Cruiks.

### Terms

Available on a new full repairing and insuring lease for a term to be agreed.

### Rent

Suite 1 - £12,000 Per Annum Exclusive  
Suite 2 - £6,500 Per Annum Exclusive  
Suite 1 & 2 - £18,500 Per Annum Exclusive