

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



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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: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

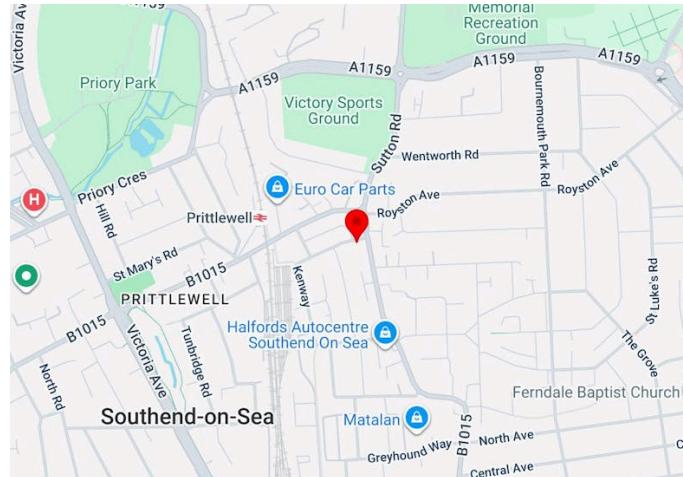
- [View details on our website](#)

Contact & Viewings

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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
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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