



Ayers & Cruiks
COMMERCIAL

37 Hamlet Court Road, Westcliff-on-Sea, SS0 7EY

To Let | 496 sq ft

Second floor office suite with access to communal WC and kitchen facilities and nearby parking.

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Summary

- Rent: £4,500 per annum
- Business rates: £2,145.70 per annum 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
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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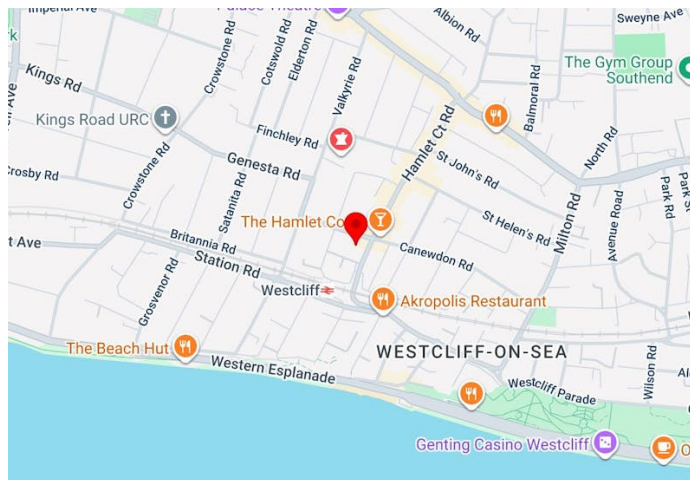
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Key Points

- Close to Westcliff Mainline station
- On a busy retail parade
- New lease available
- Parking available nearby
- Rent only £4,500 per annum

Description

The second floor suite comprises 3 cellular rooms and benefits from access to communal w/c and kitchen facilities. The landlord has refurbished the suite by installing new carpets and re-painted.

Location

The suite is situated on the main Hamlet Court Road retail parade, located within close proximity to Westcliff On Sea Mainline station.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
2nd	Office	496	46.08	Available



Terms

The premises are available to let on a new fully repairing and insuring lease, for a term to be agreed.

Available from February 2026

Rent

Only £4,500 per annum exclusive

Viewings

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