



Ayers & Cruiks
COMMERCIAL

39-41 Progress Road, Leigh-on-Sea, SS95PR

To Let | 339 to 838 sq ft

First floor office suite with W.Cs, kitchenette, LED lighting, suspended ceiling, aircon and allocated parking.

39-41 Progress Road, Leigh-on-Sea,
SS95PR

Summary

- Rent: £8,400 - £13,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (62)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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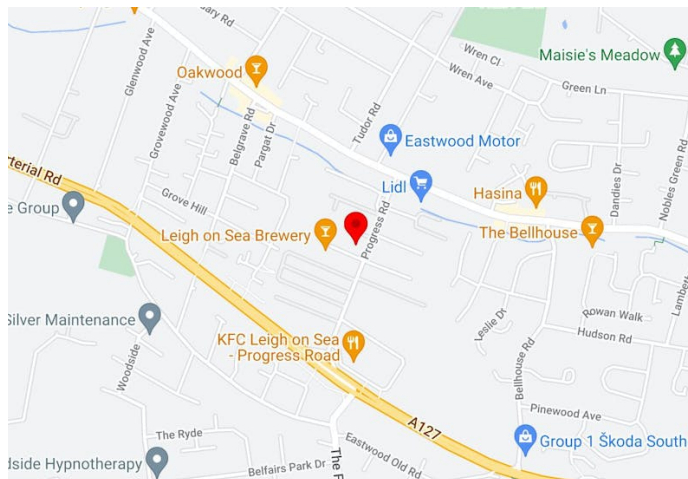
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Key Points

- First floor office suite available
- W.C & Kitchenette
- Allocated Parking
- Air Conditioning
- Rent From £7,800 Per Annum Exclusive

Description

Male and female WC facilities are provided in the common areas of the building. Car parking is afforded immediately outside the property. The suite has been newly refurbished to a high specification, with own kitchenette, LED lighting, suspended ceiling, aircon (not tested) and entry phone system.

Location

Ground and First floor office suites available on Progress Road which is off the A127. The premises is surrounded by many well known names and good quality independent businesses.



Accommodation

Name	sq ft	sq m	Rent	Service Charge (sq ft)
Suite - Suite 4	376	34.93	£9,000 /annum	£5.31
Suite - Suite 5	485	45.06	£11,700 /annum	£5.31
Suite - Suite 7	368	34.19	£8,400 /annum	£5.31
Suite - Suite 3	838	77.85	£13,500 /annum	£5.32
1st - Suite 8	339	31.49	£7,800 /annum	£5.32

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

The premises are available to let upon a new lease, term to be agreed.