



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**418 sq ft**

**125 Leigh Road, Leigh-on-Sea, SS9 1JH**

Refurbished 418 sq ft first-floor serviced office on Leigh Road, Leigh-on-Sea. Walk to the station, cafés, shops & London rail links.

- Prominent Leigh Road location
- First Floor Office Accommodation
- Excellent transport links and nearby amenities
- New Lease Available
- Rent Only £11,400 Per Annum Exclusive

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



125 Leigh Road, Leigh-on-Sea, SS9  
1JH

## Summary

- Rent: £11,400 per annum
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (75)
- Lease: New Lease

## Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

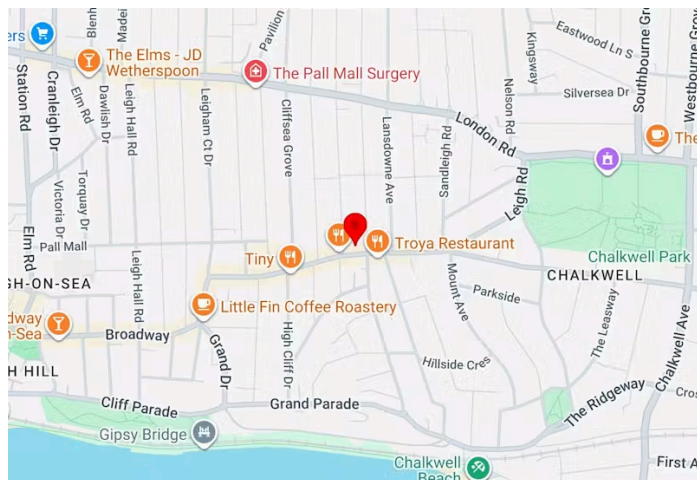
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

## 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



## Description

A refurbished, serviced first-floor office extending to approximately 418 sq ft. The office provides flexible accommodation suitable for a range of business uses. It also benefits from a shared W.C

## Location

The property is located on Leigh Road in the heart of Leigh-on-Sea, one of the area's main commercial streets. The location benefits from a mix of independent retailers, cafés, restaurants, and professional businesses, with good levels of passing footfall. Leigh-on-Sea railway station is within walking distance, providing regular services to London Fenchurch Street, and the A13 and A127 are easily accessible.

## Accommodation

| Description | sq ft | sq m  |
|-------------|-------|-------|
| First Floor | 418   | 38.83 |



## Viewings

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

## Terms

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

## Rent

Only £11,400 Per Annum Exclusive