



Ayers & Cruiks
COMMERCIAL

To Let
138.80 sq ft

**Turnpike House, 1206A
London Road, Leigh-on-
Sea, SS9 2UA**

Well presented office suite in a prominent location on London Road.

- Close to Leigh and Chalkwell train station
- New lease available
- £3,450 per annum exclusive

www.ayerscruiks.co.uk



Turnpike House, 1206A London Road, Leigh-on-Sea, SS9 2UA

Summary

- Rent: £3,450 per annum
- Business rates: 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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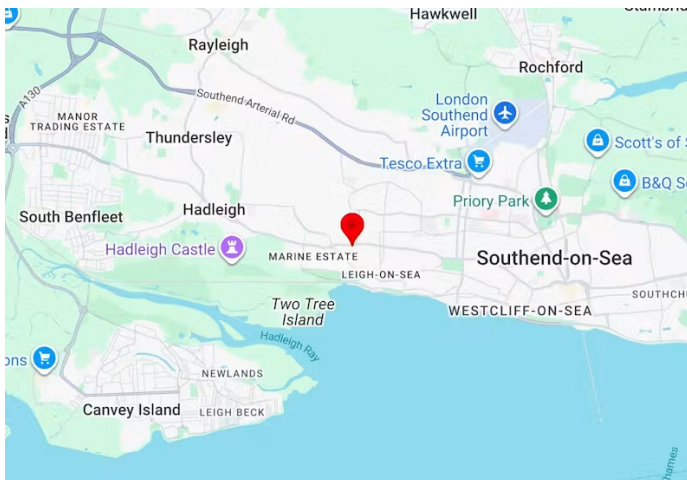
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Description

Well presented office suite benefitting from shared kitchenette and WC facilities.

Location

This property occupies a prominent position on London Road, one of Leigh-On-Sea's main commercial thoroughfares. It benefits from excellent road connectivity, with convenient access to the A127 and M25, while Leigh-On-Sea and Chalkwell train stations provide regular services to London Fenchurch Street.

Accommodation

Description	sq ft	sq m	Rent
Room 1	138.80	12.89	£3,450 /annum



Terms

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

Rent

£3,450 per annum exclusive

Viewings

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