



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
122 sq ft

**163 The Broadway, Thorpe  
Bay, SS1 3EX**

First floor office suite available  
from March 2026, with access to  
shared amenities.

- One Office Suite Available
- Access To Shared Amenities
- New Sub Lease Available
- Rent £4,200 Per Annum Exclusive

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



163 The Broadway, Thorpe Bay, SS1  
3EX

## Summary

- Rent: £4,200 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: Sublease

## Further information

- [View details on our website](#)

## Contact & Viewings

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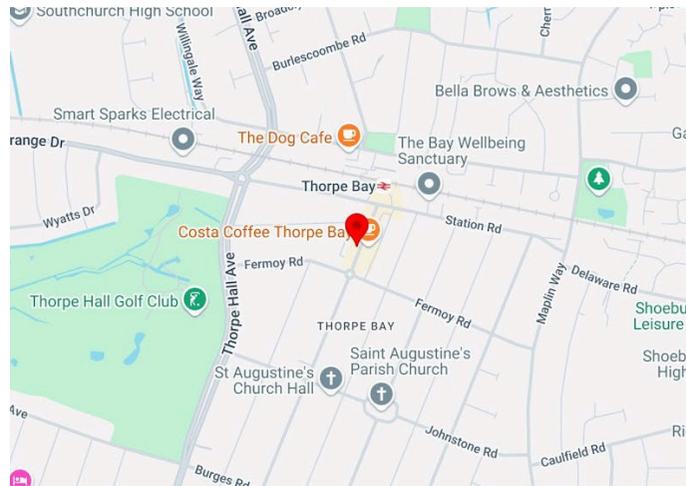
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## Offices

86-88 Baxter Avenue,  
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Essex,  
SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

This premises currently comprises four office spaces spread across two floors (first floor and second floor). In addition to the individual office spaces, tenants have access to shared amenities, including a communal kitchen and communal WCs and a shower room.

## Location

These offices are ideally located on The Broadway in Thorpe Bay, a vibrant sought-after area known for its wide mix of independent shops, cafes and restaurant. The street provides a welcoming and community-focused atmosphere. It is just a short distance from the seafront and Thorpe Bay train station is nearby, providing excellent rail links into London.

## Accommodation

Name	sq ft	sq m	Availability
1st - Middle Suite	122	11.33	Available
1st - Rear Suite	91	8.45	Occupied
2nd - Front Suite	242	22.48	Occupied
2nd - Middle Suite	131	12.17	Occupied



## Viewings

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

## Terms

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

## Rent

£4,200 per annum exclusive

