



Ayers & Cruiks
COMMERCIAL

To Let / For Sale

3,199 sq ft

**457 Southchurch Road,
Southend-on-Sea, SS1 2PH**

Refurbished, modern office suite available with meeting rooms, kitchen and WC facilities.

- Open plan office space
- Prominently positioned on Southchurch Road
- Freehold or leasehold available
- £42,000 per annum / Offers from £525,000

www.ayerscruiks.co.uk



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Summary

- Rent: £42,000 per annum
- Price: Offers from £525,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- EPC: D (92)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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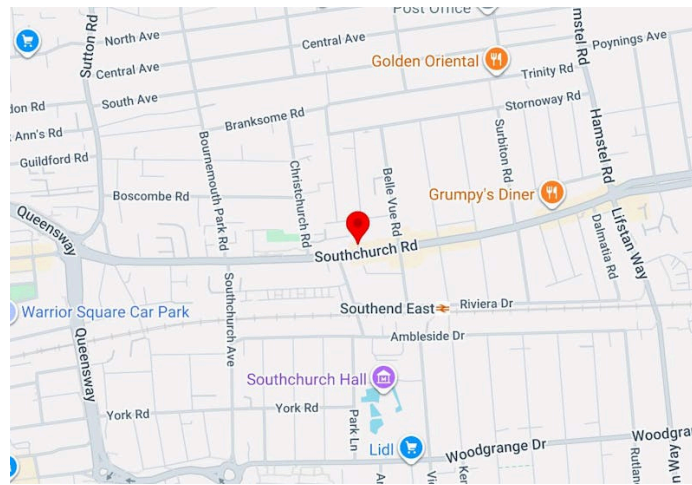
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Description

Vacant office unit available to let or for sale, offering a mix of open-plan workspace, private offices and meeting rooms. The property benefits from a reception area, WC and kitchen facilities, air conditioning, suspended ceilings and lay-by parking to the front for maximum stay of 2 hours. The areas are partitioned so easily adapted to open plan.

Location

Occupying a prominent position on Southchurch Road, this property benefits from strong passing traffic and good local footfall. Surrounded by independent retailers, cafés, professional services and residential accommodation, it is conveniently located 1 mile east of Southend city centre and close to Southend East train station, offering regular services to London Fenchurch Street.

Accommodation

Description	sq ft	sq m
Eastern unit	2,374	220.55
Middle unit	825	76.65
Total	3,199	297.20

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Price / Rent

Offers from £525,000
£42,000 per annum

Viewings

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

