



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,338 sq ft**

**136 London Road,  
Southend-on-Sea, SS1 1PQ**

Office suite which is close to amenities and benefits from two toilets and a kitchen.

- Office Suite
- Close To Amenities
- Kitchen & WC
- New Lease Available
- Rent £5,000 first year then £10,000 per annum thereafter

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



## 136 London Road, Southend-on-Sea, SS1 1PQ

### Summary

- Rent: £5,000 - £10,000 per annum Rent £5,000 for the first year, and increasing to £10,000 per annum thereafter
- Business rates: Interested parties are advised to confirm the rating liability with relevant local authority
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### 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

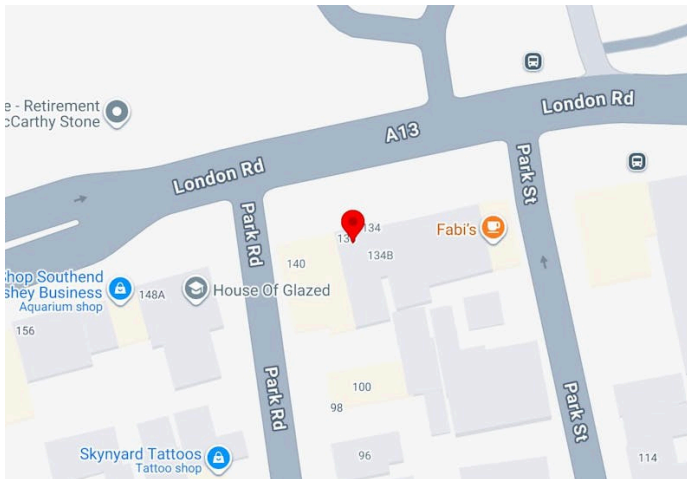
Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

### Offices

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

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY

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



### Description

The property includes two toilets and a kitchen, featuring multiple office suites. It is an ideal space for a remodel.

### Location

This office is situated on London Road, just off the main A13 London Road in Southend-On-Sea. It is a short distance from Southend High Street and Southend Victoria Train Station, with easy access to the A127.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Office	1,338	124.30	Available

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Terms

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

### Rent

£5,000 for the first year and increasing to £10,000 per annum thereafter