



Office Space for Rent, London Road, Westcliff on Sea, Essex
Leasehold / Rent: £575 pcm / Tel: 01702 207720 or 01245 210227

amos

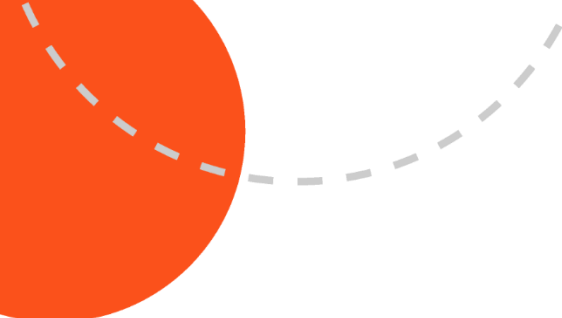
OFFICE TO LET

No
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or
dumping

Office Space
To Rent
Available
Immediately
01753 412 248

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To Rent
Available
Immediately
01753 412 248





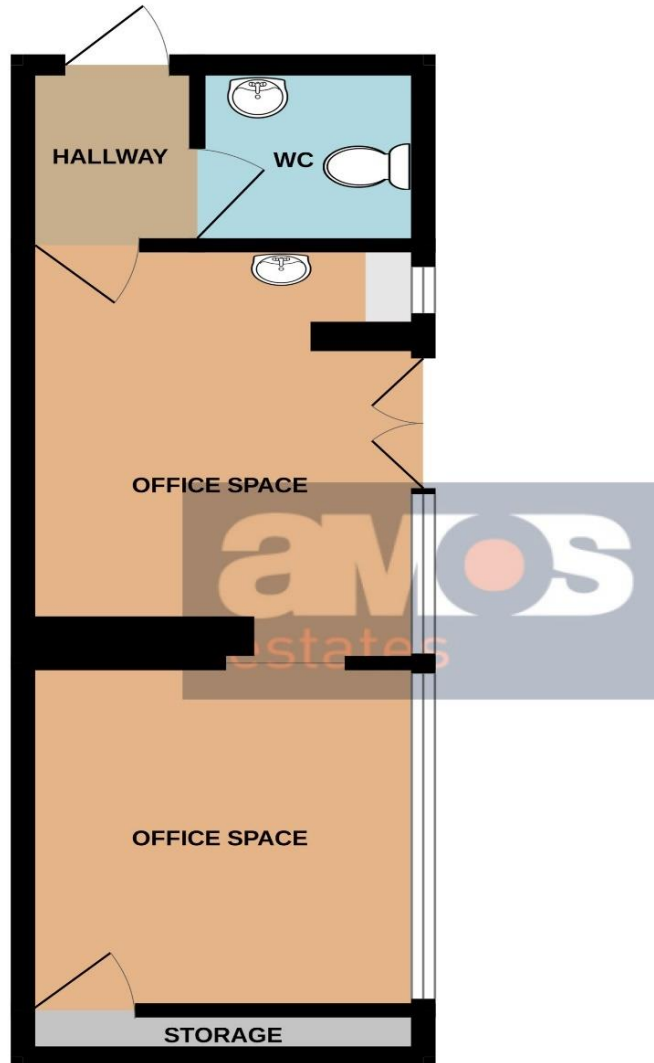
What a fabulous opportunity to occupy this ground floor office space which is available for rent at a very competitive level to attract a reliable tenant. The unit is around 232 sq. ft in size and benefits from two separate office area and staff/utility area. The unit benefits from shared toilet facilities with the adjacent café premises. A flexible lease agreement is offered with **utility bills being included in the rent**. Previous uses have been a travel agent, builders office & care home office.

Located on a prominent Main Road with a huge amount of footfall. We anticipate plenty of interest in the property and would suggest an immediate appointment to view inside. Vacant now, immediate viewing available.

Find us on



GROUND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 258 sq.ft. (24.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Bills Included (electric and water)
 - / Office Areas and Utility Areas
 - / Flexible Rolling Contract
 - / Bright Office Space
 - / Great Location Just Off London Road
 - / EPC Rating C
 - / Immediate Viewing and Fast Occupation
- Available



Glazed shopfront with door leading to:

Office Space /

11'8 x 9'8

Utility Area featuring inset sink unit & small fridge freezer, access to gas meter, power points, storage heater, spotlights, window to side aspect

Office Space /

10'0 x 9'7

Wall of storage units, power points, phone point, storage heater, access to fuse box, whiteboard, spotlights, window to side aspect

Hallway /

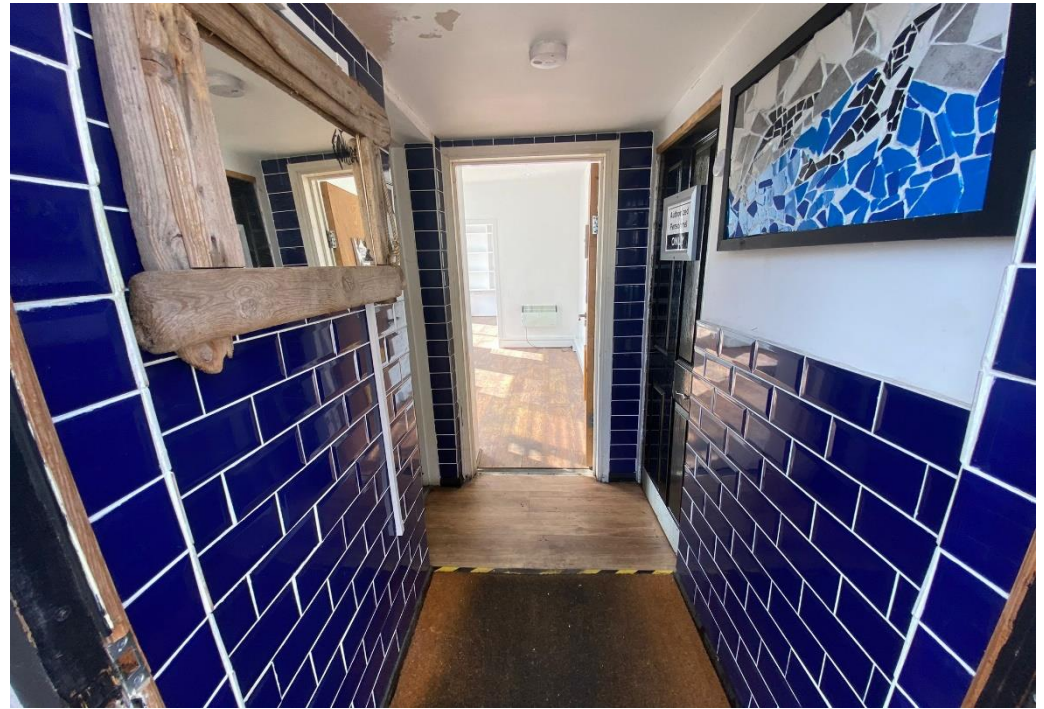
6'1 x 3'4

Access to the restroom facilities and rear

Toilet /

5'0 x 4'5

Shared with adjacent café premises, white suite comprising of Low-level W/C and wall mounted sink unit, hot water hand wash, extractor fan, roll dispensers, tiled walls and floor.



Outside /

The business benefits from advertisements boards for the companies own use and has use of the bins in the yard

Terms of Tenancy /

Month to month basis following tenancy agreement at a commencing rental of just £575 per calendar month. Lease agreement is subject to Landlords consent and references.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

