

GROUND FLOOR REAR OFFICE/STUDIO TO LET

APPROX 262 Sq Ft (24.34 Sq M)



**219b Leigh Road
Leigh On Sea
Essex
SS9 1JA**

Location:

The property is situated on the northern side of Leigh Road close to its junction with The Broadway and Leigham Court Drive. The property is located to the rear of the building and near to the Grand Hotel, Broker Public House and a good mix of local businesses with on street car parking directly outside.

Description:

Newly refurbished ground floor office suite/studio finished with wood laminate flooring, toilet, kitchen with double glazed windows to side and rear with double glazed doors leading to rear courtyard garden.

Accommodation:

The premises have been measured on a net internal basis.

Suite: 262 Sq Ft (24.34 Sq M)

Features:

- Newly Refurbished Office/Studio
- Rear Courtyard Garden
- Immediate Occupation Available
- Suit A Range Of Uses

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£4,750 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £TBC

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.