

# FIRST AND SECOND FLOOR OFFICES TO LET

APPROX 2,428 Sq Ft (225.56 Sq M)



**First And Second Floor  
165/169 Hamlet Court Road  
Westcliff On Sea  
Essex SS0 7EL**

**Location:**

Hamlet Court Road is a bustling shopping parade which has recently undergone improvements to include new paving, new crossing points, improved bus facilities, new palm trees and street furniture. With main bus routes and close to Westcliff main line railway station and London Road, with on street, free car parking.

**Description:**

The offices situated over first and second floor levels with stairs leading from the ground floor. On the first floor there is open plan office space, kitchen and male and female toilets to the rear. On the second floor the offices are partitioned into three separate rooms of similar size. There is a stairwell to either end of the building with access to both floors.

**Accommodation:**

The premises have been measured on a net internal basis.

First Floor Offices: 1,196 Sq Ft 111.11 Sq M

Male and Female Toilets

Kitchen Area

Second Floor Offices: 1,232 Sq Ft 114.45 Sq M

Kitchen Area

**Total Area: 2,428 Sq Ft (225.56 Sq M)**

**Features:**

- Good Trading Location
- Close to London Road
- Close to Westcliff Train Station
- Accompanied Viewings

**Terms:**

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

**Rent:**

£12,000 Per Annum exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).

Rateable Value £12,000

**Viewing:**

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

**Legal Costs:**

The ingoing tenant is to be responsible for the Landlord's 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.

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Call us on **01702 342225** to view this property or visit [sorrellproperty.co.uk](http://sorrellproperty.co.uk) for more details



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