

# OFFICE SUITE TO LET APPROX 4,440 Sq Ft (412.48 Sq M)



**Part 4 Floor  
Maitland House  
Warrior Square  
Southend On Sea  
Essex  
SS1 2JY**



**Location:**

Southend on Sea was granted City Status in October 2021. Situated just off Southend on Sea High Street, the City is situated approximately 40 miles east of London. The A127 and A13 are the principal routes that link Southend to London, and they also provide direct access to the M25 and the National Motorway Network. The town is served by two mainline railway stations - Southend Victoria which provides a direct link into London Liverpool Street and Southend Central which terminates at London Fenchurch Street. London Southend Airport is located less than 3 miles away with flights to many European destinations

**Description:**

Maitland House is a prominent purpose built 11 storey office block providing open plan office space on several floors. Serviced by three lifts to all floors, stairwell, security guard reception area on the ground floor, male and female toilets located on each floor. The office suite provide suspended ceiling, air conditioning, CAT 5 lighting, and carpet tiles.

**Accommodation:**

The premises have been measured on a net internal basis.

Floor 4 (Part) - 4,440 Sq Ft 412.48 Sq M

**Features:**

- Southend On Sea granted City Status
- Air conditioning
- Ready for immediate occupation
- Censored lighting

**Terms:**

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

**Rent:**

£12.00 Per Sq Ft exclusive.

**Service Charge:**

Applicable.

**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).

**Viewing:**

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

**Legal Costs:**

Each party to be responsible for their own legal costs.

**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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Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: [commercial@sorrellproperty.co.uk](mailto:commercial@sorrellproperty.co.uk)