

OFFICE SUITE TO LET APPROX 6,313 Sq Ft (586.48 Sq M)



**9th Floor Maitland House
Warrior Square
Southend On Sea
Essex
SS1 2JY**

Location:

Situated just off Southend on Sea High Street. Southend 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 provides office cells and boardroom with kitchenette, suspended ceiling, air conditioning and carpet tiles.

Accommodation:

The premises have been measured on a net internal basis.
Floor 9 - 6,313 Sq Ft 586.48 Sq M

Features:

- Town Centre Office Suite
- Air conditioning
- Ready for immediate occupation
- Serviced Lifts

Terms:

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

Rent:

£12.00 Per Sq Ft exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via 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.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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