

OFFICE UNIT TO LET APPROX 521 Sq Ft (48.40 Sq M)



**Unit 6 & 6a
Crouchmans Yard Business Centre
Off Poynters Lane
Great Wakering
Essex
SS3 9TS**

Location:

Situated on the outskirts of Great Wakering with good links to A127 Southend Arterial Road leading to the M25 and Dartford Tunnel. Shoeburyness Train Station is within 5 minute car journey linking to London Fenchurch Street Station. London Southend Airport is 15 minutes away by car with flights to many European cities.

Description:

The property consist of two separate offices with adjoining internal door Room 1 with wood effect laminate flooring measuring approx 237 Sq Ft with kitchenette and Room 2 measuring approx 284 Sq Ft. Male and Female toilets are on site.

Parking available in courtyard.

Water Sewerage: £90 per quarter.

Road upkeep: £75 per annum.

Insurance: £125 per annum.

Accommodation:

Office 1: 237 Sq Ft (22.01 Sq M)

Office 2: 284 Sq Ft (26.39 Sq M)

Total Area: 521 Sq Ft (48.40 Sq M)

Features:

- Kitchenette
- Wood Effect Laminate Flooring
- Courtyard Parking
- Quiet Location

Terms:

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

Rent:

£7,200 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: £1,800.

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.

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