

OFFICE UNIT TO LET

APPROX 565 Sq Ft (52.49 Sq M)



**Unit 11 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 consists of an open plan ground floor office measuring approx 315 Sq Ft with wood effect laminate flooring, lighting and power sockets, kitchen area and communal toilet block. On the first floor office there is an open floor area of approx 250 Sq Ft with power sockets and skylight windows. Courtyard Parking.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor Office: 315 Sq Ft 29.32 Sq M

First Floor Office: 250 Sq Ft 23.22 Sq M

Kitchen Area

Communal Toilet Block

Total Area: 565 Sq Ft (52.49 Sq M)

Features:

- Countryside Location
- Courtyard Parking
- Recently Refurbished
- Quiet Location

Terms:

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

Rent:

£8,400 Per Annum exclusive.

Service Charge:

Service Charge Applicable

Business Rates:

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

Rateable Value £2,275

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.