

OFFICE UNIT TO LET APPROX 357 Sq Ft (33.17 Sq M)



**Unit 9 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:

This courtyard business centre comprises of a open plan office with kitchen area, carpet flooring, electric heating. There are communal toilets and communal parking to front.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor Office: 357 Sq Ft 33.17 Sq M

Kitchen Area

Communal Toilets

Features:

- Countryside Location
- Courtyard Parking
- Quiet Location

Terms:

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

Rent:

£4,800 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 £3,600.

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.