

OFFICE BUILDING WITH PARKING TO LET

APPROX 2,384 Sq Ft (221.47 Sq M)



**1 Nelson Mews
Southend On Sea
Essex
SS1 1AL**

Location:

Situated in the heart of the office district in Central Southend, close to High Street, Southend Central Station, public car parks and Travel Centre.

Description:

Refurbished two storey self contained office building with three separate offices, one ground floor and two on the first floor. There are toilets to ground floor and first floor, finished with air conditioning, Cat 2 lighting and gas central heating. The property benefits from two entrance doors along with secure car parking for 3 vehicles.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor:

Office	752 Sq Ft	70 Sq M
Reception	153 Sq Ft	14 Sq M

First Floor:

West wing	779 Sq Ft	72 Sq M
East wing	700 Sq Ft	70 Sq M

Total: 2,384 Sq Ft 221Sq M

Terms:

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

Rent:

£29,500 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 £17,250

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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