

# FIRST FLOOR OFFICE TO LET

APPROX 1,566 Sq Ft (145.45 Sq M)



**First Floor  
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 Southend Bus Terminal Centre.

**Description:**

First Floor office building split into an East and West Wing providing air conditioning, Cat 2 lighting, new carpet tiles, kitchen area and gas central heating with the added benefit of a secure parking area for up to three cars.

**Accommodation:**

The premises have been measured on a net internal basis.

**First Floor:**

West Wing:	791 Sq Ft	73.48 Sq M
East Wing:	742 Sq Ft	68.93 Sq M
Kitchen Area:	33 Sq Ft	3.03 Sq M

**Total Area:** **1,566 Sq Ft** **145.45 Sq M**

**Features:**

- Air Conditioning
- Gas Central Heating
- Within Southend Business District
- Close to Southend Central Train Station
- Secure Car Parking (Three Spaces).

**Terms:**

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

**Rent:**

£22,000 Per Annum exclusive, includes three parking spaces.

**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](http://www.voa.gov.uk).

Rateable Value TBC

**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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Call us on **01702 342225** to view this property or visit [sorrellproperty.co.uk](http://sorrellproperty.co.uk) for more details



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