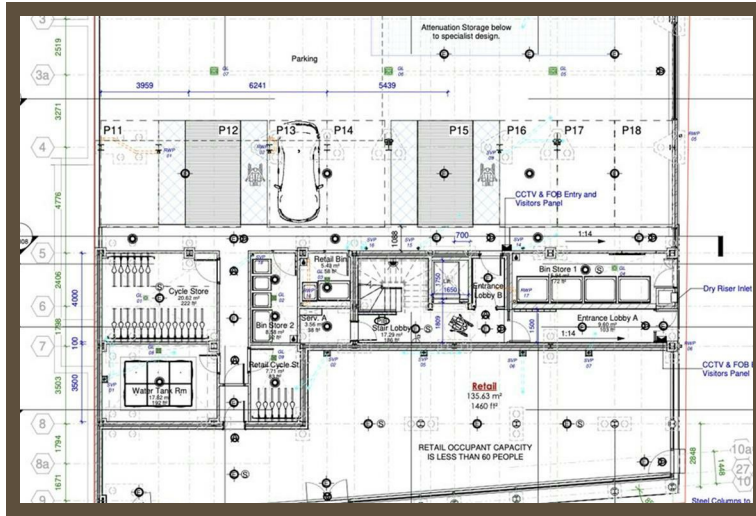


SCOTT &
STAPLETON

LONDON ROAD
Westcliff-On-Sea, SS0 9PD
£2,250 PCM





LONDON ROAD

WESTCLIFF-ON-SEA, SS0 9PD

£2,250

pcm

Scott & Stapleton are excited to offer for rent this brand new commercial property situated in the prime London Road shopping area, close to Chalkwell Park with great passing trade potential.

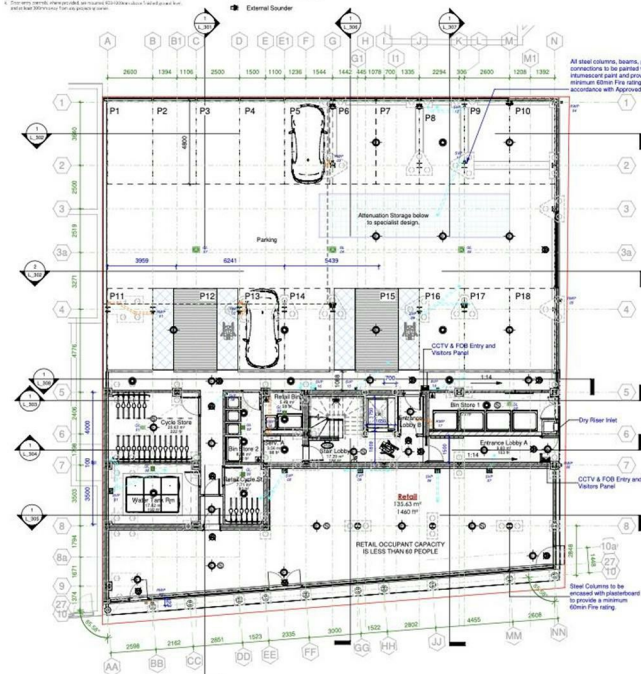
This brand new unit extends to 1,632 sq ft and has a fabulous frontage. Planning is for office and retail use and completion is due early 2025.

Perfect for a business looking to relocate or start up business looking for a brand new luxury space.

1. The drawings are the property of HPA Developments Limited & River Construction and shall not be used for any other purpose without their written consent.
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9. The drawings are the property of HPA Developments Limited & River Construction and shall not be used for any other purpose without their written consent.
10. The drawings are the property of HPA Developments Limited & River Construction and shall not be used for any other purpose without their written consent.

- Communal Emergency Panel
- Ceiling mounted light linked to PIR sensor
- Wall mounted light linked to PIR sensor
- External Wall mounted light linked to Daylight sensor / Thermostat
- Lockable single Socket outlet linked to Landlord's supply
- Smoke detector and sounder
- External Sounder

■ Proposed location for open corrective lighting, floor and non return valves



GA 00 Ground
1:100



GA 01 First
1:100



2 Vale Road
Crayke
Surrey
GU11 1JH
Tel: 01372 464575

Client
HPA Developments Limited & River Construction

Written dimensions on these drawings shall take precedence over stated proportions, calculations and notes and to be corrected by all drawings are conditions on the project and the office must be verified by the client.

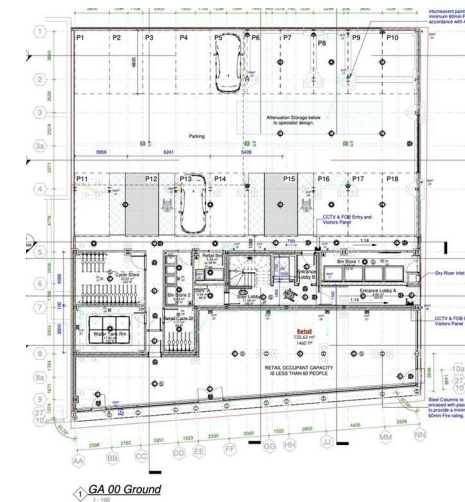
Rev	Description	Date
1	Issued for construction	27/02/24
2	Issued for construction	27/02/24
3	Issued for construction	27/02/24
4	Issued for construction	27/02/24
5	Issued for construction	27/02/24
6	Issued for construction	27/02/24
7	Issued for construction	27/02/24
8	Issued for construction	27/02/24
9	Issued for construction	27/02/24
10	Issued for construction	27/02/24

Project Name
**659 London Road,
Westcliff-on-Sea, SS0 9PD**

Drawing Title
GA Ground and First Floor Plan

Construction

Scale @	A1	As Indicated
Drawn by		VA
Checked by		GE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	