



Bear Lettings are pleased to market this second-floor, high-specification office suite situated in a prominent, modern office building along the A127, London Arterial Road. Offering excellent access to major transport links, this versatile workspace is ideally suited to businesses seeking a contemporary and accessible base in the South Essex region.

- Modern second-floor office suite
- High-spec finish with excellent natural light
- Air conditioning and heating units
- Raised floors and suspended ceilings
- LED lighting throughout
- Lift-served building with glazed elevations
- Predominantly open-plan with three private offices
- Eight allocated parking spaces
- Prime location along A127 London Arterial Road
- Rent: £31,620 per annum exclusive



Claydons Lane



The office suite benefits from a stylish glazed exterior that maximises natural light and creates an open, professional atmosphere. Internally, the space features a predominantly open-plan layout with three private cellular offices, making it ideal for both collaborative working and privacy where needed. Additional features include air conditioning and heating units, raised floors, suspended ceilings with LED lighting, lift access and eight allocated parking spaces.

Positioned with direct access to the A127 and close proximity to the M25, A130 and A12, this office provides outstanding commuter links to Southend-on-Sea, Basildon and beyond.

Main Office

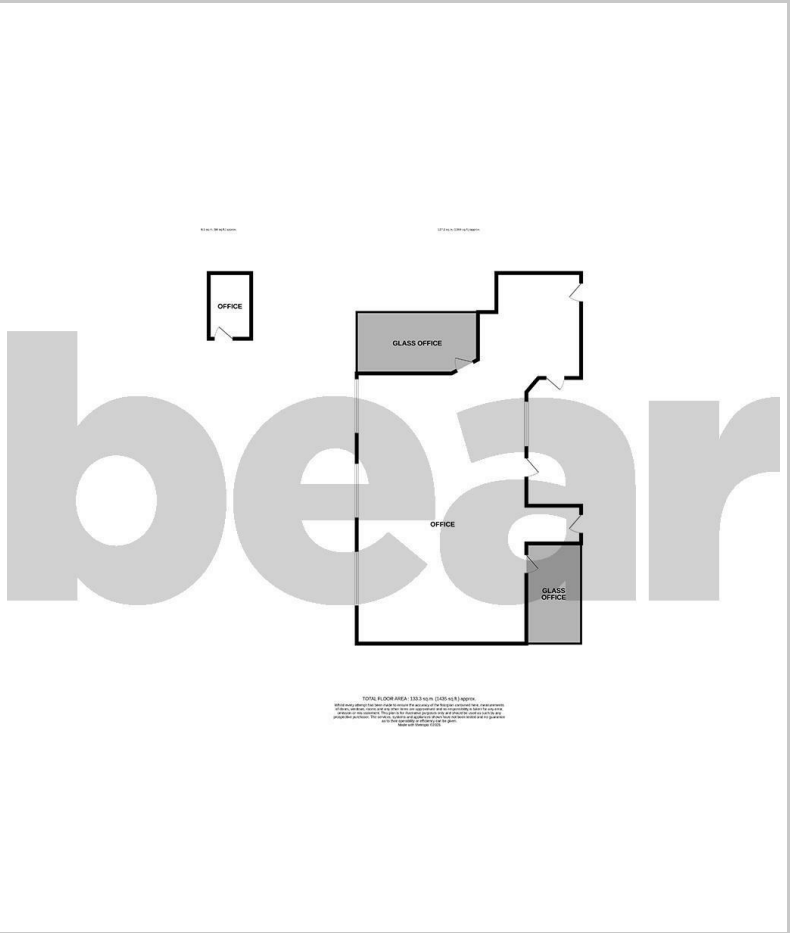
50'11 x 33'8

Separate Office

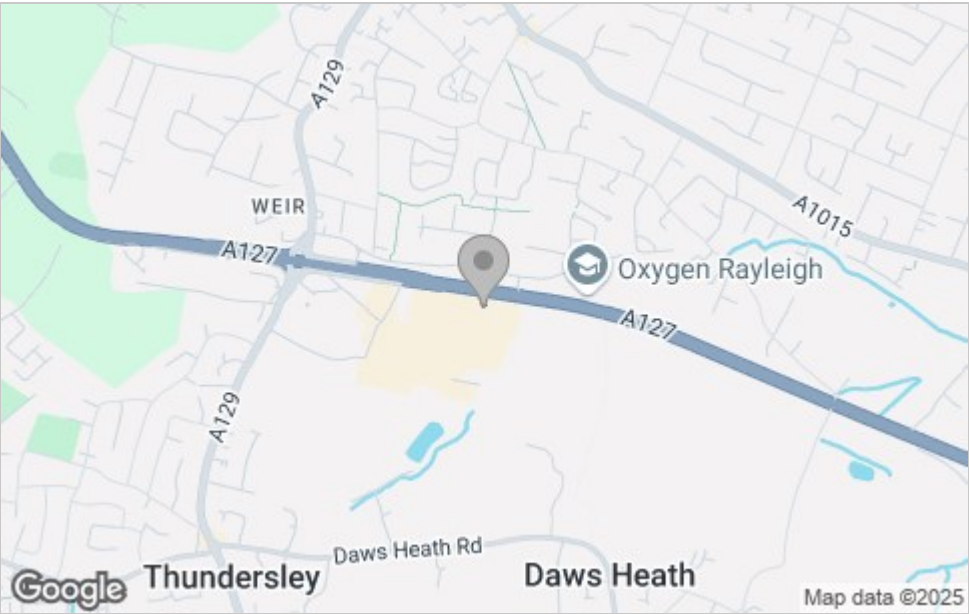
10'1 x 6'6



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

