



**RENT: £9,500 PAX
(£792 PCM)**

SITUATION AND DESCRIPTION

Weston Chambers is a multi-tenanted period office building located within a few yards from Southend High Street, close to Marks and Spencer and opposite The Last Post. Weston Chambers is well located in the Town Centre and rail links to London Fenchurch Street are close by.

The premises is a ground floor self-contained office space comprising of two offices. The office benefits from its own separate entrance and is street facing on to Weston Road. Located within Weston Chambers.

ACCOMMODATION

Office 1: 12'01" X 24'05"

Office 2: 12'05" X 27'05"

Male and Female W.C

Total Floor Area (excluding W.C): 687 SQ.FT (64 SQ.M)

RATEABLE VALUE

The 2023/2024 rateable value is £7,100 and rated at 49p in the pound for the current rating year. Interested parties should direct any queries relating to the rateable value to Southend City Council.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of D-96

TERMS

The premises are to let on a new Law Society lease for a term to be agreed at a rent of £9,500 per annum exclusive. VAT is not charged on rent. The lease shall be contracted outside of the Landlord and Tenant Act 1954.

VIEWING

Prior telephone appointment with Hair and Son: 01702 394959 (Option 3).

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)
More than an estate agent
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