



HAIR & SON
THE ESTATE OFFICE

1 Nelson Mews,
Southend-on-Sea, SS1 1AL
TWO STOREY SELF CONTAINED OFFICE
- TO LET (2216 SQ.FT (206 SQ.M))



RENT £29,500 PAX

SITUATION AND DESCRIPTION

A refurbished two storey self-contained office building located close by to Southend High Street and offers easy access to local amenities such as Southend C2C railway station and Southend bus station.

The premises benefits from 3 large offices, 3 designated parking spaces with secured parking, gas central heating (not tested), air conditioning (not tested) and category II style lighting.

ACCOMMODATION

ENTRANCE LOBBY: 10' X 15'2

FEMALE W/C'S

MEETING ROOM/OFFICE: 12'7" X 9'7"

KITCHEN AREA: 10' X 7'3"

GROUND FLOOR OFFICE: 22'8" X 22'4"

FIRST FLOOR:

FIRST FLOOR OFFICE 1: 33'7" NARROWING TO 31'4" X 23'6"

SERVER ROOM: 11'6" X 6'7"

MALE W/C'S

FIRST FLOOR OFFICE 2: 29'7" X 23'6"

EXTERNALLY:

SECURE PARKING FOR 3 CARS.

GROSS INTERNAL FLOOR AREA: 2216 SQ.FT (206 SQ.M)



DESCRIPTION

Newly refurbished self-contained office building to let in central Southend.

RATEABLE VALUE

The rateable value is £17,250 which is chargeable at 48.6p.in the pound for the rating year to April 2020.

TERMS

To be let on a new fully repairing and insuring lease for a term to be agreed at a rent of £29,500 per annum exdusive.

VIEWING

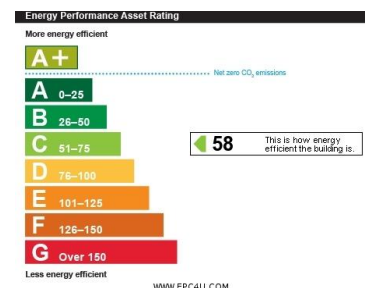
By prior appointment with Hair & Son: 01702 394959.

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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

More than an estate agent

www.hairandson.co.uk

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