

SOUTHEND-ON-SEA



TO LET

Third Floor Office
19 Clifftown Road
Southend on Sea
Essex SS1 1AB

Office premises
2,077 sq. ft. (193 sq. m.)

-  PROMINENT LOCATION
-  WALKING DISTANCE TO SOUTHEND TOWN CENTRE
-  MAIN LINE RAILWAY STATION OPPOSITE
-  IMPRESSIVE COMMUNAL RECEPTION AREA
-  CAR PARKING TO REAR



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated in a prominent location on Clifftown Road, within close walking distance of Southend High Street. Southend Central mainline railway station is opposite and there is metered on-street parking in the adjacent streets, together with two main public car parks within proximity. The premises are therefore easily accessible by both private and public transport.

The building benefits from an impressive communal reception area that leads to the offices. The office is located on the Third floor and comprises an open-plan area with partitioned offices. The office benefits from good natural light, fitted carpet, suspended ceiling with LED lighting, air conditioning/heating, a separate kitchen and there are shared W.C. facilities.

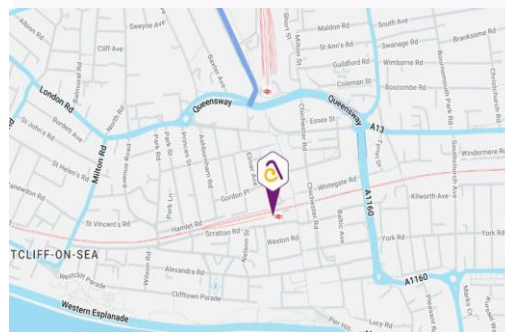
Parking available via negotiation



ACCOMMODATION
Third Floor 2,077 Sq. ft.(193 sq. m.)

RENT
£40,000 per annum Inclusive

EPC
EPC rating of C-74. The certificate is available on request.



BUSINESS RATES

| Rateable Value | UBR | Rates Payable |
|----------------|------|---------------|
| £12,500 | 49.9 | £6,237.50 |

Interested parties are advised to confirm the rating liability with Southend Borough Council.

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

TERMS

The premises are available upon a new lease, with terms to be agreed.

VIEWING

For further information an viewings, please contact Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk