

SOUTHEND-ON-SEA



TO LET

First Floor Office Suite,
Princess Caroline House,
1 High Street,
Southend-On-Sea,
Essex SS1 1JE

FIRST FLOOR OFFICE SUITES
200 – 574 SQ. FT. (18.6 - 53.4 SQ. M.)

-  EXCELLENT TOWN CENTRE LOCATION
-  CLOSE TO LOCAL AMENITIES, MAINLINE AND BUS STATIONS
-  GRADE II LISTED BUILDING
-  ESTUARY VIEWS
-  RENT FROM ONLY £6,100



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

A first-floor office suites situated within a prestigious Grade II listed building fronting Southend's High Street opposite the Royals Shopping Centre and within yards of the Cliff Gardens and Estuary.

The suites are accessed via a communal reception area with a lift to all floors and self-contained entrances at first-floor level. Male and female toilet facilities are situated on alternate floors throughout the building which are easily accessed by the lift or stairs.

The offices have access to a kitchen area accessed off a central corridor which is shared with the offices on the first floor. Three of the offices front Southend High Street and two have attractive bay windows. The offices also benefit from estuary views.



ACCOMMODATION

	Size	Rent
Suite 4	574 sq. ft.	£11,480 pa
Suite 3	200 sq. ft.	NOW LET
Suite 2	305 sq. ft.	NOW LET
Suite 1	455 sq. ft.	NOW LET

Electricity not included.

TERMS

The suites are available upon a new full repairing and insuring lease for a term to be agreed

BUSINESS RATES (2022 / 2023)

Tenants may benefit from small business rates relief. Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

EPC

Rating of C-57

Certificate available upon request

VIEWING

Strictly by prior appointment via landlords appointed agents 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.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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