

SOUTHEND-ON-SEA



TO LET

**Dencora Court,
Tylers Avenue,
Southend-On-Sea,
Essex, SS1 2BB**

**FOURTH FLOOR OFFICE SUITE
2,486 SQ. FT. (231 SQ. M.)**

-  **MODERN OFFICE DEVELOPMENT**
-  **MAIN ROAD LOCATION**
-  **2 ALLOCATED ON SITE PARKING**
-  **CENTRAL SOUTHEND**
-  **RENT ONLY £32,300 PER ANNUM**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Landmark office development at the junction of Tyler's Avenue and Chichester Road opposite Tyler's Avenue public car park being a short distance of Southend High Street, Southend Central Station and all local amenities.

The building comprises of 5 floors benefitting from a central lift and staircase to all floors, communal W.Cs and allocated on site car parking.

Our clients acquired the building and are undertaking refurbishment works to improve the quality of the site and accommodation. The property links to the adjacent building.



ACCOMODATION

4TH floor Suite 2,486 SQ. FT. (231 SQ. M.)

The suite is situated on the fourth floor of the building and is accessed via the communal landing.

The Suite will benefit from a suspended ceiling with LED lighting and access to communal W.C facilities.

TERMS

A new fully repairing and insuring lease, term to be agreed.



BUSINESS RATES (2022/22023)

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

RENT

£32,300 per annum exclusive, plus VAT if applicable

SERVICE CHARGE

A service charge is levied for the upkeep of the estate

EPC

Certificate available on request

LEGAL COSTS

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

VIEWING

Strictly by prior appointment contact **Ayers&Cruikis**

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 & Cruikis, 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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