

# SOUTHEND-ON-SEA



## TO LET

Front Offices,  
First & Second Floor,  
3-7 Alexandra Street,  
Southend-on-Sea,  
Essex, SS1 1BX

**FRONT OFFICES, FIRST AND SECOND  
FLOOR  
1,263 SQ.FT. (117 SQ.M.)**



Just off the busy Southend High Street



Close by to Southend Central Station



Self Contained over two floors



Kitchen, W/C, and waiting areas



Rent only £11,000 per annum



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The property is located on the southern side of Alexandra Street and a short distance from Southend High Street.

Self contained office space over two floors at the front of the building. Large office suits with shared bathrooms, and kitchen area on the first floor. There are also reception/waiting area on each floor.



## ACCOMODATION

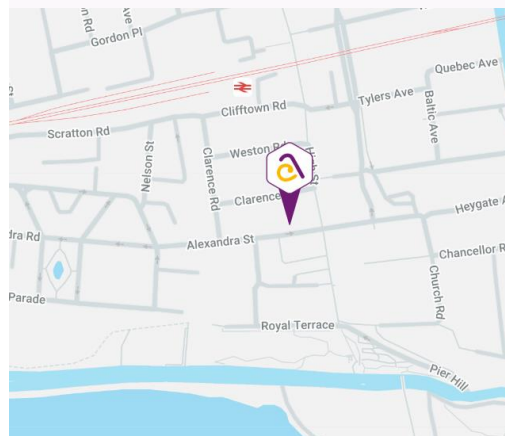
	sq ft	sq m
First Floor Front	687	63.8
Second Floor	576	53.4
<b>TOTAL</b>	<b>1,263</b>	<b>117.2</b>

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

## EPC

Rating of C-73



## BUSINESS RATES 2023

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

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£11,000 per annum exclusive, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents 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.



**Ayers & Cruikis**  
COMMERCIAL

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## CHELMSFORD OFFICE

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64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
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