

WESTCLIFF-ON-SEA



TO LET

37 Hamlet Court Road,
Westcliff-On-Sea,
Essex SS0 7EY

OFFICE SUITE – SECOND FLOOR
496 SQ. FT. (46 SQ.M)



**CLOSE TO WESTCLIFF MAINLINE
STATION**



ON A BUSY RETAIL PARADE



NEW LEASE AVAILABLE



PARKING AVAILABLE NEARBY



RENT ONLY £4,500 PER ANNUM



Ayers & Cruiks
COMMERCIAL

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DESCRIPTION AND LOCATION

The suite is situated on the main Hamlet Court Road retail parade, located within close proximity to Westcliff on Sea mainline station. The landlord has refurbished the suite by installing new carpets and re-painted.

the second-floor suite comprises 3 cellular rooms and benefits from access to communal w/c and kitchen facilities.



ACCOMMODATION

Office suite 496 SQ. FT. (46 SQ. M.)

RENT

£4,500 per annum exclusive, plus VAT if applicable.

TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed.

EPC

EPC rating C-69



BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215001

SERVICE CHARGE

A service charge is levied for the upkeep of the communal areas.

LEGAL COSTS

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

TENURE

Leasehold

VIEWING

For further information and viewings, please contact **Ayers & Cruiks**.

Misrepresentation Act 1967

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