





WESTCLIFF-ON-SEA



TO LET

ECO HUB St Johns Stable
2a St Johns Road
Westcliff-on-Sea
Essex
SS0 7JZ

Offices
2,388 SQ.FT. (222 Q.M.)

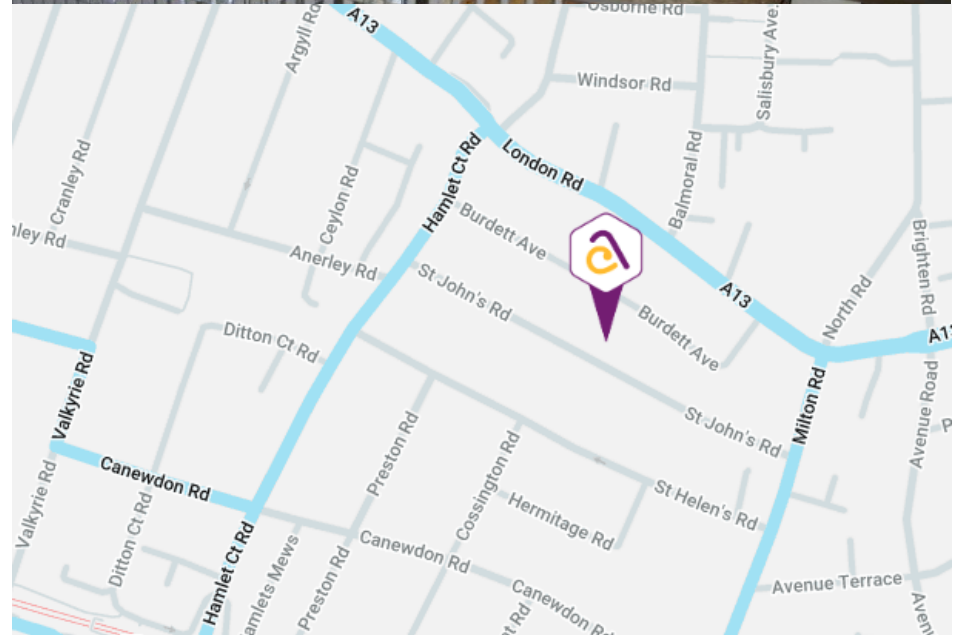
-  Recently refurbished Morden offices
-  Whole building set over 2 floors
-  Great Transport Links
-  New lease available
-  Rent only £40,000 per annum



Ayers & Cruiks
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SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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DESCRIPTION AND LOCATION

Situated within a predominantly residential street in Westcliff on Sea, the offices are within easy access to Westcliff on Sea Mainline railway station, hamlet court road shopping facilities and Southend high street.

The property was converted from stables into a luxury energy efficient offices in 2011, The Eco-Hub is housed in Victorian stables building situated within the curtilage of a grade 1 listed church. Artillery Architecture has blended the historical context of the existing stables, London stock bricks and aged aesthetic with a contemporary and flexible interior space. Incorporating environmental principles, the design has achieved a BREEAM 'very good' rating and provides flexible studio space for environmental innovation.

The exterior space has reused the existing stable flooring in the foundations and contemporary benching, and planters made from reused timber to provide an infusion of old and new. The exterior has been designed to allow the remediation of the existing grounds while increasing the ecological value of the local area. Flora and fauna scheme has been incorporated in the building to attract wildlife and contribute to enhanced biodiversity.

The interiors of the building are designed to compliment the Victorian era, drawing on the raw existing materials to create a modern inspirational interior space with crisp lines and naturally illuminated spaces.

ACCOMODATION

	sq. ft	sq. m
Reception	115	10.7
Kitchen	60	5.6
WC	215	20
Meeting Area	221	20.6
Corridor	279	26
Studio 2	215	20
Cupboard	14	1.3
Stairs	71	6.6
Corridor	284	26.4
Studio 3	124	11.6
Studio 4	236	22
Studio 5	215	20
Total Ground Floor	1,291	120
Total First	1,097	102

TERMS

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

EPC

Rating of/Awaiting EPC

BUSINESS RATES 2023

Interested parties are advised to contact Southend City Council 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£40,000 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.



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