

SOUTHEND-ON-SEA



TO LET

14 Nelson Street
Southend-on-Sea
Essex
SS1 1EF

OFFICE
3,298 SQ.FT. (306.3 SQ.M.)

-  Premier office location
-  Character ground offices
-  Sought after location
-  Walking distance to Southend Highstreet
-  Rent Only £20,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Nelson Street is one of the premier office locations in Southend town centre, being one of the most attractive locations with a tree-lined road with regency office buildings to both sides. Southend Central railway station is located within a few minutes' walk.

Nelson Street benefits on-street parking and within a short distance there is a NCP car park. Southend High Street and local amenities all lie within easy walking distance of the premises. The accommodation is arranged at ground and first floors comprising several offices together with kitchen and separate toilet facilities. Well appointed offices incorporating carpeting and lighting.



ACCOMMODATION

Office: 3,298 SQ.FT. (306.3 SQ.M.)

SERVICE CHARGE & INSURANCE

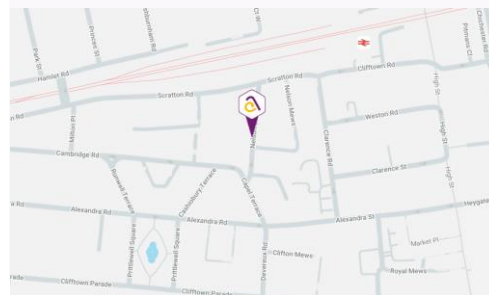
The landlord will insure the premises and the premiums to be recovered from the tenant. A service Charge may be applicable for the upkeep of communal areas.

TERMS

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

EPC

Rating: C - 66



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.



BUSINESS RATES

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

LEGAL COSTS

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

TENURE

Leasehold

RENT

£20,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis.



Ayers & Cruiks
COMMERCIAL

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