

HADLEIGH



TO LET

Suite 3 Endway House,
The Endway
Hadleigh
Benfleet
Essex SS7 2AN

Office Suite 3
142sq. ft (13.1 sq. m.)

-  Ground floor office suite
-  Close to main A13 London Road
-  Free car park at rear
-  New lease available
-  Rent from £3,000 per Annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Ground floor office suite situated within the Endway House development, close to the main A13 London Road, Hadleigh.

The premises comprise two cellular offices, offering gas central heating, suspended ceiling, dado trunking, with communal kitchen and w/c facilities.

There is also a free car park to the rear.



ACCOMODATION

Suite 3 – 142 sq ft (12.1 sq m)

TERMS

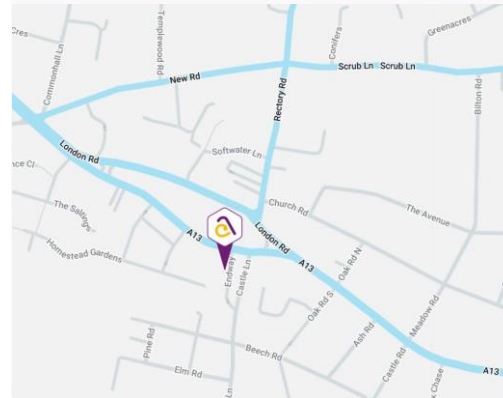
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Rating of C-63

TENURE

Leasehold



BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
£ 5,700	49.9p	£ 2,844.30 pa

Interested parties are advised to confirm the rating liability with Castle Point Council on 01268 758985.

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

SERVICE CHARGE

Service charge levied for the upkeep of the communal areas.

RENT

Suite 3 - £3,000 per Annum 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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