

SOUTHEND-ON-SEA



TO LET

The Golden Lion
289 Victoria Avenue
Southend-on-Sea
Essex
SS2 6NE

OFFICE SUITES
168 - 207 SQ. FT. (15.6 - 19.2 SQ. M.)

-  5 Office Suites available
-  On the Busy Victoria Avenue
-  Grade 2 Listed Building
-  Close to Prittlewell and Bus Services
-  Rent from £3,500 per annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

There are currently five office suites available in a prime location on Victoria Avenue. These suites offer a communal kitchen and bathroom for the convenience of all occupants. Situated along Victoria Avenue, tenants will have easy access to the nearby Prittlewell train station, providing a direct route to London Liverpool Street. Additionally, the Southend Bus services are easily accessible from this location. While there is no parking available on-site, tenants have the option to park at the Southend United football ground, Roots Hall, which is located next door. Monthly parking can be arranged through 'Your Parking Space' for a fee of £45 per month.

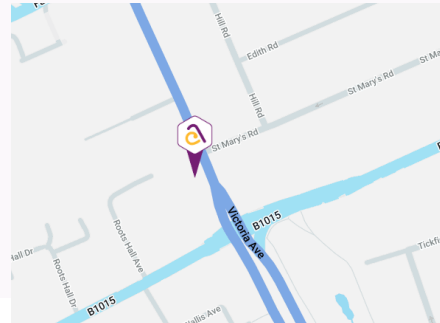


ACCOMMODATION

	Size	Rent
Suite 1	178 sq. ft.	£3,700 pa
Suite 2	207 sq. ft.	£4,300 pa
Suite 3	193 sq. ft.	£4,000 pa
Suite 4	168 sq. ft.	£3,500 pa
Suite 5	184 sq. ft.	£3,800 pa

TERMS

The suites are available upon a new law society lease for a term to be agreed



Misrepresentation Act 1967

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BUSINESS RATES (2023/2024)

Tenants may benefit from small business rates relief. Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

LEGAL COSTS

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

EPC

Awaiting for EPC

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



Ayers & Cruiks
COMMERCIAL

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