

# SOUTHEND-ON-SEA



# TO LET

**Maitland House,  
Warrior Square,  
Southend-On-Sea,  
Essex SS1 2JY**

**OFFICES  
FROM 6,665 SQ. FT. (619.2 SQ.M.)**



**TWO FLOORS AVAILABLE**



**LARGE OPEN PLAN AREA WITH  
SEPARATE MEETING ROOMS**



**EXCELLENT TRANSPORTATION  
LINKS**



**KITCHEN ON EACH FLOOR**

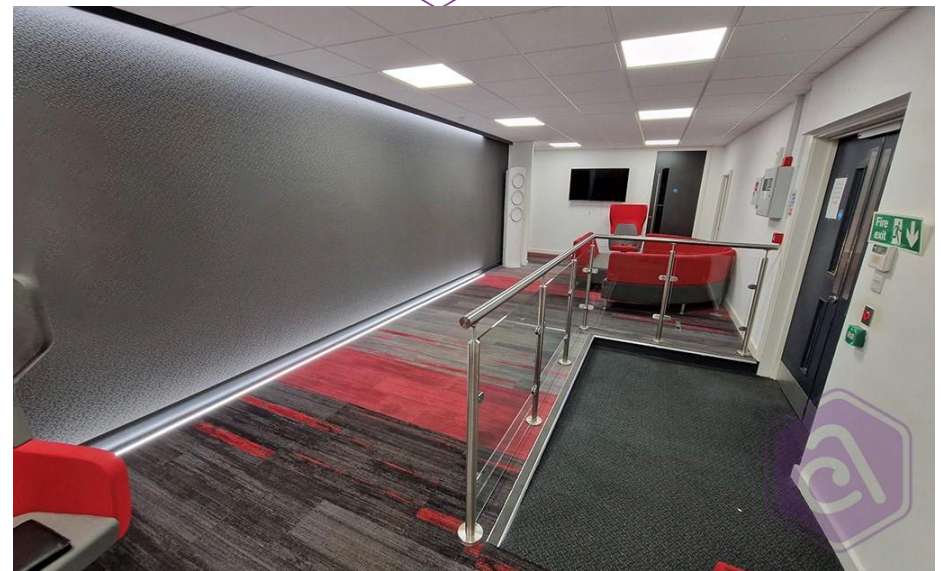


**PRICE ON APPLICATION**



**Ayers & Cruiks**  
COMMERCIAL

**t. +44 (0)1702 343060**  
**w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)**



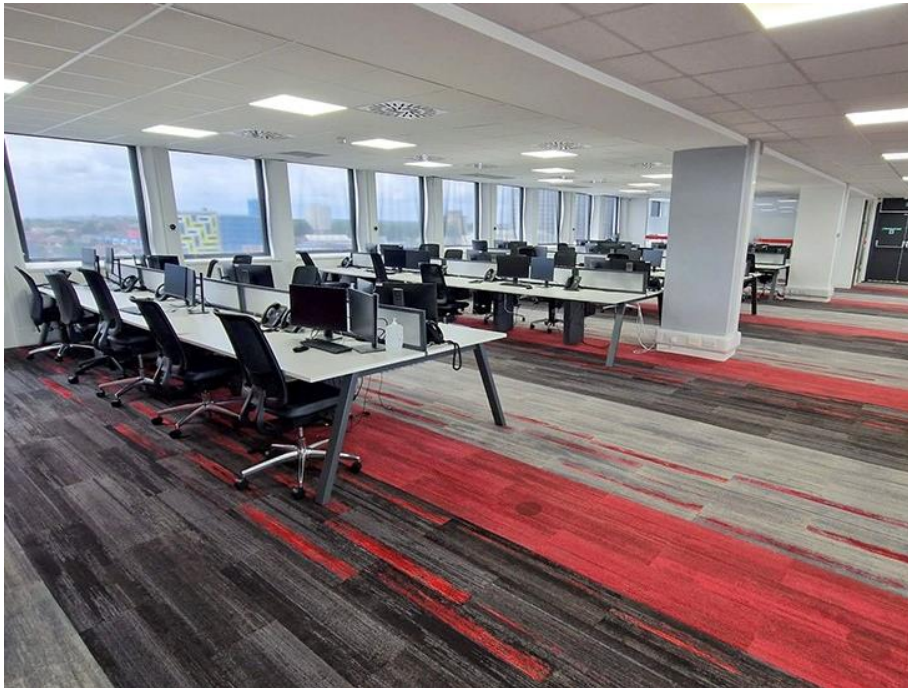
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# DESCRIPTION AND LOCATION

The property is situated in the middle of Southend City just off the high street. There are excellent transportation links with two mainline railway stations in close proximity which provide direct links to London Liverpool Street and Fenchurch Street. Via road the A127 and A13 are easily accessed which lead on to the M25.

Maitland House is a prominent purpose built 11 storey office block. The property comprise of open plan offices with male and female toilets on each floor. They are serviced by three lifts, stairwell and a security guard reception area on the ground floor.



## ACCOMODATION

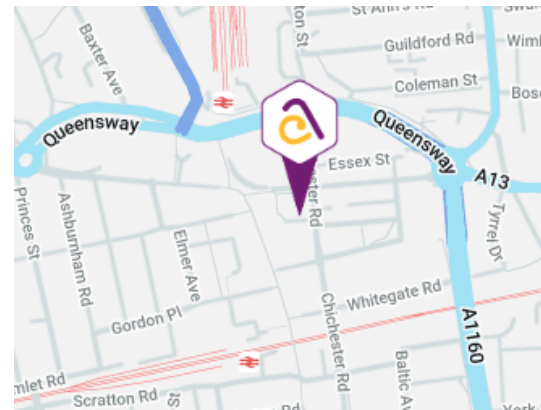
Floor 5 6,665 SQ. FT. (619.2 SQ. M.)  
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## EPC

Floor 5 Awaiting EPC  
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## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction



## BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Southend Borough Council.

## TENURE

Leasehold

## PLANNING

Interested parties are advised to make their own enquiries with the relevant local authority to confirm if their proposed use is covered by the current planning consent.

## RENT

£ POA

## VIEWING

Strictly by prior appointment with the vendor's appointed agent **Ayers&Cruik**s

### 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. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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