

GREAT WAKERING

FOR SALE



34B
Star Lane
Great Wakering
SS3 0FF

OFFICE
1,837 SQ. FT. (171 SQ. M.)



Office Building



Allocated Parking To Front & Rear



Air-Conditioning & Intercom



Long Leasehold



Price £265,000 Plus VAT If Applicable



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The office suite is located on the Star Lane Industrial Estate, which is located to the north-east of Southend on Sea, approx. 5 miles from Southend Town Centre.

The two-story building features self-contained units with tiled flooring in the reception area and fitted carpet in the remaining offices. The ground floor includes a reception area, a disabled WC, kitchenette, and meeting rooms/offices/boardroom. The first floor comprises another WC, two smaller offices, two larger offices, and an open-plan area. Amenities include dado trunking, air conditioning, suspended ceilings, and an intercom system.

Additionally, there are six allocated parking spaces at the front and four allocated parking spaces at the rear of the property.



ACCOMODATION

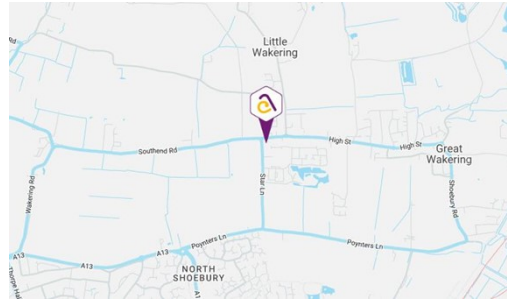
	SQ. FT.	SQ. M.
Ground Floor	971	90
First Floor	866	80
TOTAL	1,837	171

TERMS

Not Applicable

EPC

Awaiting EPC



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.

BUSINESS RATES

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

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Long Leasehold

PRICE

£265,000 Plus VAT If Applicable

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

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