

# SOUTHEND-ON-SEA



## TO LET

Unit 7a

Victoria Business Park, Short Street  
Southend-on-Sea  
SS2 5BY

### OFFICE

1,843 SQ. FT. (171 SQ. M.)



Sought After Location



3 Allocated Parking Spaces



Walking Distance To Southend  
High Street



New Lease Available



Rent Only £15,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Office space/storage unit available in the highly sought-after Victoria Business Park, conveniently located near Southend-on-Sea town center and mainline railway stations. This unit is situated in a busy and increasingly popular area, just an 8-minute walk from Southend East train station, which provides excellent service to Southend City center and London City.

The premises boast a high-spec finish, including office networking, carpets, suspended office ceilings, new electrics, and a fire alarm system. The ground floor features a large reception area with a toilet and kitchen, leading to a light industrial storage space or office. The first floor offers additional storage or a large office area. Please note, the unit does not have a loading door.



## ACCOMODATION

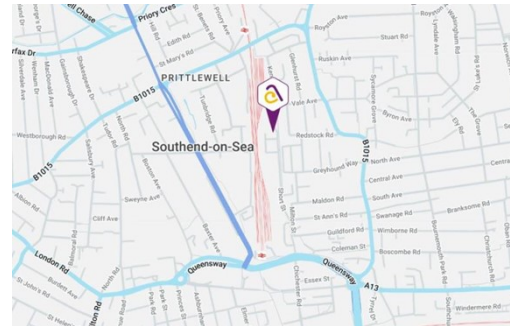
	SQ.FT	SQ.M
<b>Area</b>	<b>1,843</b>	<b>171</b>
<b>TOTAL</b>	<b>1,843</b>	<b>171</b>

## TERMS

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

## EPC

C 52



## 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

Ingoing tenants are responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£15,000 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

## FLOOR PLAN



**Ayers & Cruiks**  
COMMERCIAL

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