

# SOUTHEND-ON-SEA



## TO LET

327

Southchurch Road  
Southend-on-Sea  
SS1 2PE

### OFFICE

1,582 SQ. FT. (147 SQ. M.)



Office Suite



Parking Up to 6 Cars



Close to Amenities



Kitchenette & WC



Rent Only £24,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

This standalone industrial property is situated at the rear of Southchurch Road, accessed via a driveway near the junction with Bournemouth Park Road.

The main office area boasts a spacious, modern open-plan design, accompanied by two internal private offices/meeting rooms/boardrooms. Additional amenities include a personal kitchen, shared male and female toilet facilities, LED lighting, air-conditioning for a comfortable and functional work environment, and onsite parking for up to six cars.



## ACCOMODATION

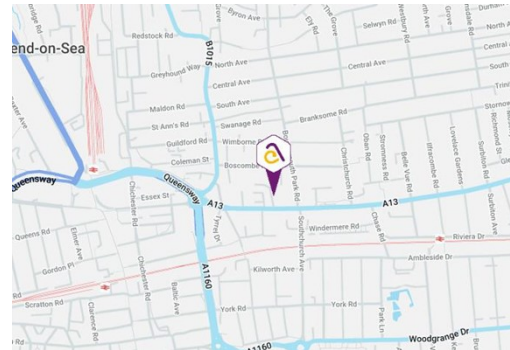
	SQ.FT	SQ.M
<b>Area</b>	<b>1,582</b>	<b>147</b>
<b>TOTAL</b>	<b>1,582</b>	<b>147</b>

## TERMS

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

## EPC

E 121



## 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

£24,000 per annum exclusive

## VAT

Plus VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

## FLOOR PLAN



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfield Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)