

# LEIGH-ON-SEA



## TO LET

Progress House  
39-41  
Progress Road  
Leigh-on-Sea  
SS9 5PR

**OFFICE**  
485 SQ. FT. (45 SQ. M.)



First Floor Office Suite Available



Refurbished Suite With  
Kitchenette



Allocated Parking



Air Conditioning



Rent Only £11,700 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Ground and First floor office suites available on Progress Road which is off the A127. The premises is surrounded by many well known names and good quality independent businesses.

Male and female WC facilities are provided in the common areas of the building. Car parking is afforded immediately outside the property.

The suite has been newly refurbished to a high specification, with own kitchenette, LED lighting, suspended ceiling, aircon (not tested) and entry phone system.



## ACCOMODATION

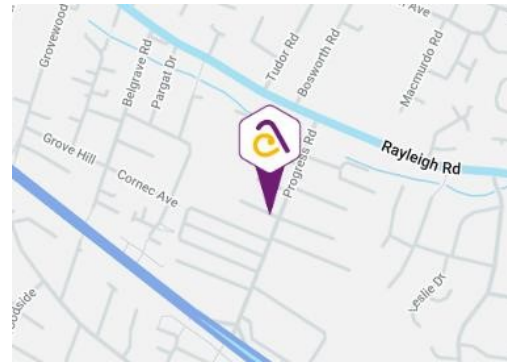
Area	SQ.FT	SQ.M
TOTAL	485	45

## TERMS

The premises are available to let upon a new lease, term to be agreed.

## EPC

C 62



## 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.

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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 Council on 01702 215000.

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

## TENURE

Leasehold

## RENT

£11,700 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

## FLOOR PLAN



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
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