# **LEIGH-ON-SEA**



# TO LET

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

## OFFICE

368 SQ. FT. (34 SQ. M.)



**First Floor Office Suite Available** 



Refurbished Suite With Kitchenette



**Allocated Parking** 



**Air Conditioning** 



Rent Only £8,400 Per Annum Exclusive



### **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**

	SQ.FT	SQ.M
Area	368	34

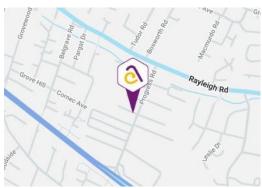
TOTAL	368	34

#### **TERMS**

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

#### **EPC**

C 62



#### **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**

£8,400 per annum exclusive

#### VAT

Plus VAT If Applicable

#### **VIEWING**

Strictly by prior appointment via landlords appointed agents Avers&Cruiks

#### **FLOOR PLAN**

#### 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

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