



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**STATION ROAD, CLACTON-ON-SEA, CO15 1SP**

**£8,500 P.A**

Under Redecoration! Located in Clacton town centre, this suite of offices comprises approximately 1,000 Sq Ft over first and second floors and 7 individual rooms. The property offers clean, versatile premises, WC and Kitchenette. Optional 3 Parking spaces can be included at a premium per annum, refer to lease terms.

Viewings are recommended.

- Available Beginning Of May
- First & Second Floor
- Optional Parking Spaces Available
- Town Centre
- Approx. 1000sqft
- High Rate Of Footfall
- Office Suites
- EPC - TBC



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## Front

### Accommodation First Floor

Several office suites split over two floors  
approximate sizes as follows

First Floor :

Office 1 - 13'04 x 12'8

Office 2 - 11'09 x 10'01

Office 3 - 12'03 x 8'04

Office 4 - 11'03 x 8'10

### Kitchenette & WC First floor

### Accommodation Second Floor

Office 5 - 13'3 x 10'06

Office 6 - 12'11 x 10'02

Office 7 - 12'11 x 10'02

## Rear

Optional 3 Parking spaces can be included in the  
lease for £600.00 per annum

### Lease Terms

Lease Terms as follows

- Length of Term to be negotiated
- 2 Months Deposit prior to start of lease
- 2 Months Rent prior to start of lease
- Optional 3 Parking spaces to the rear at a premium of £600.00 per annum

### Business Rates

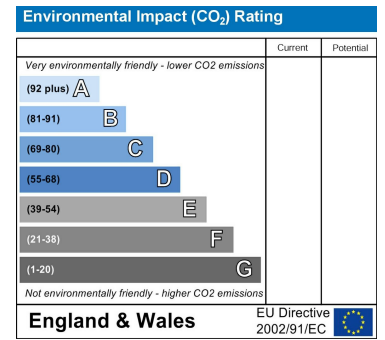
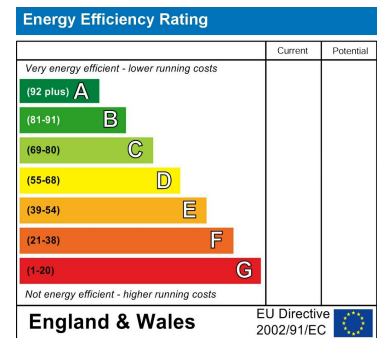
Ratable Value to be confirmed

Ingoing tenant may be eligible for 100% rate relief.  
Enquiries should be made to Tendring District  
Council.

## Map



## EPC Graphs



## Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.