



LAMB & CO

**Clacton-on-Sea**

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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



**JACKSON ROAD, CLACTON-ON-SEA, CO15 1JA**

**£1,650 PCM**

FIRST FLOOR OCCUPANCY! Lamb & Co are pleased to offer for rent this first floor office space that has been separated into 5 different individual suites one of which is a bigger suite with four separate pods. With WC and Kitchenette communal. Located in a popular location with the heart of the town centre. high rate of footfall. No allocated parking. Gas central heating. Viewings are recommended.

- Available Beginning Of May
- High Rate Of Footfall
- Communal Kitchenette & WC's
- First Floor
- No Allocated Parking
- Gas Central Heating
- Private Entrance
- EPC - TBC



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## Accommodation

Office Suites x 5 - 4 Singular Office suites  
1 Bigger Suite with 4 separate pods within.

- Communal WC male/female
- Kitchenette

## Lease Terms

- 6 years lease with 3 year break laws
- 3 years rent review
- 3 months Deposit (2625)
- 3 months rent up front (2625)
- £750 legal Fees to pay
- Building Insurance contribution pro rata basis yearly.

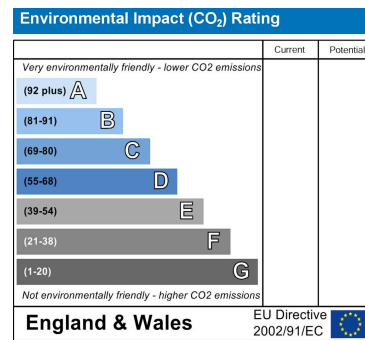
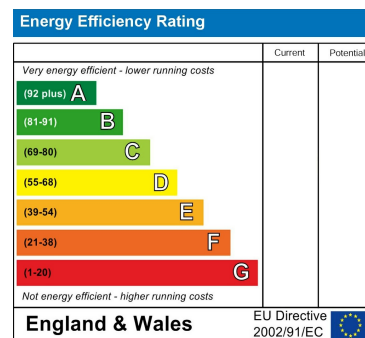


## Map



## Floorplan

## EPC Graphs



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