

SERVICED OFFICE SUITES TO LET

APPROX 291 Sq Ft (27.03 Sq M)



**Garden Room
Lion House
Clarence Street
Southend On Sea
Essex
SS1 1BD**

Location:

Situated in Clarence Street located directly off of the main High Street, Southend, this building forms part of the original office area of the Town and is close to mainline railway station and public carpark.

Description:

This building has been fully refurbished to give modern office accommodation with the added benefit of retaining many of the original period features, including an attractive entrance hall and common parts. All offices are laid with carpet tiles and have perimeter trunking, central heating and ample electric points. There are kitchen and wc facilities to each floor and the building can be accessed 24 hours a day.

Accommodation:

The premises have been measured on a net internal basis.

Garden Room 291 sq ft (27.03 m)

Features:

- Centrally Located
- Fully refurbished to give modern office accommodation
- Retaining many of the original period features
- Communal Kitchen and WC facilities to each floor

Terms:

Twelve month let initially outside of the Landlord & Tenant Act 1954

Rent:

£7,995 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value: £4,000

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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