

**6 Victoria Business Park
Short Street
Southend-on-Sea, Essex, SS2 5BY**



**FOR SALE - LONG LEASEHOLD (999 YEAR)
GRD FLOOR OFFICE SUITE
APPROX 1,863 sq ft (173 sq ms).**



6 Victoria Business Park, Short Street Southend-on-Sea, Essex, SS2 5BY

A ground floor office suite set within a modern, end of terrace, two-storey building, arranged to provide a combination of open plan and cellular spaces - all of which are accessed from a shared lobby. The kitchen and toilet facilities are shared with the first floor occupiers.

Victoria Business Park is within a short walking distance of Southend City Centre and close to Southend Victoria Railway Station and Victoria Shopping Centre. Short Street is accessed off of Queensway which in turn links to Victoria Avenue (A127), one of the City's main thoroughfares.



Accommodation

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis:

Offices: 1,863 sq ft (173 sq ms)

Features

- For Sale - 999 year lease
- Modern, Two Storey, Building
- Established Commercial Area
- Close to Southend City Centre
- Car Parking Spaces
- Full Vacant Possession

Tenure

The property is held by our clients by virtue of a 999 year lease dated 1st January 2002, for which offers in the region of £325,000 (plus VAT only if applicable) are now sought. Our clients also own the building virtual freehold and this interest is similarly available by way of separate negotiations.

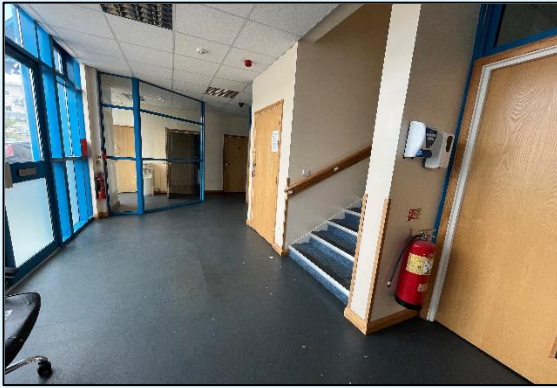
Business Rates

The property appears in the 2023 Rating List as Offices & Premises with an adopted rateable value of £20,750. Details on actual rates payable available from Southend City Council Business Rates Team.

Energy Performance Certificate

The property has a Commercial Energy Certificate (EPC) rating of D-82 valid until 15 April 2032.

Price: £325,000



Viewing Arrangements

Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Roy Horton T: 01702 311039

E: royhorton@dedmangray.co.uk

Ryan Jones T: 01702 311001 or

E: ryan@dedmangray.co.uk



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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

