

FIRST FLOOR OFFICE SUITE TO LET

APPROX 271 Sq Ft (25.18 Sq M)



**Suite 2 First Floor
13 Clifftown Road
Southend On Sea
Essex
SS1 1AB**

Location:

The offices are situated just off Southend High Street just opposite Southend Central Train Station with connections to London Fenchurch Street. Located within walking distance of Southend Bus Terminal and close by to public car parking.

Description:

The front offices consists of two separate rooms with suspended ceilings, electrical points, carpet flooring and double glazed windows to read and side. There is a communal kitchen area and communal male and female toilets.

Accommodation:

The premises have been measured on a net internal basis.

Suite 1: 271 Sq Ft 25.18 Sq M

Communal Kitchen

Communal Male and Female Toilets

Features:

- Carpet Flooring
- Double Glazed Windows
- Communal Kitchen
- Communal Male and Female Toilets

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£215 Per Month exclusive.

Business Rates:

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

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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Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk