

FIRST FLOOR OFFICE TO LET APPROX 1,200 Sq Ft (111.48 Sq M)



**Suite 7
Hadleigh Business Centre
351 London Road
Hadleigh
Essex
SS7 2BT**

Location:

The property is situated on the London Road (A13) with good access routes into Southend on Sea and links to the A127 onto the M25 London Orbital. The office are in close vicinity of local shops, restaurants and superstores and on local bus routes leading to surrounding areas.

Description:

The premises consist of a first floor office which benefit with a main open plan office area with two separate offices to the rear, one managers office to the front, storage room, comms room, male and female toilets and kitchen. The office has is carpeted throughout and provides intercom access from the ground floor entrance. To the rear of the building the office has three allocated parking spaces in a secure parking area with electric gates.

Accommodation:

The premises have been measured on a net internal basis.

Suite: 1,200 Sq Ft 111.48 Sq M

Kitchen

Male and Female Toilets

Three Allocated Secure Car Parking Spaces

Features:

- Open Plan Office Suite
- Two Interview Offices
- Carpeted Throughout
- Managers Office

Terms:

Available on a sub let on an existing 3 year full repairing and insuring lease ending on 31st December 2025. Any sub let will need to be outside the Landlord and Tenant Act 1954.

Rent:

£12,986.04 Per Annum exclusive.

Service Charge:

Applicable

Business Rates:

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

Rateable Value £14,000

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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