

OFFICE SUITE TO LET APPROX 203 Sq Ft (18.86 Sq M)



**Prittlewell House
East Street
Southend-on-Sea
Essex
SS2 6LH**

Location:

East Street is located just off Victoria Avenue, being the main dual carriageway into Southend on Sea Town Centre. With good access to the A127 Arterial Road and within walking distance of Prittlewell train station.

Description:

This grade II listed building has been converted into various sized offices, with communal toilet and kitchen facilities. Suite 1 is situated on the ground floor front left measuring approx 203 sq ft with electric heating. One car parking space is located at the front of the property.

Accommodation:

Suite 1: 203 Sq Ft 19 Sq M

Features:

- Close to Prittlewell and Southend Victoria Railway Station
- Entry Phone System
- Keys Available for Viewing
- Car Parking Space to Front

Terms:

Available on a new Licence Agreement.

Rent:

£4,000 Per Annum exclusive.

Service Charge:

£880.00 per annum service charge applicable for communal areas and building insurance.

Business Rates:

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

Viewing:

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

Legal Costs:

The incoming tenant is to be responsible for the Licence fee 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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