

STYLISH FIRST FLOOR OFFICE SUITE TO LET

APPROX 1,191 Sq Ft (110.67 Sq M)



**1729a London Road
Leigh On Sea
Essex
SS9 2SW**

Location:

Situated on the London Road, Leigh on Sea including a wide range of cafes, bars and restaurants, close to Chalkwell railway station and on local bus routes.

Description:

Stylish first floor office suite to create a contemporary working environment. The offices are majority open plan with glass doors leading to a boardroom, fitted kitchen and toilet, air conditioning, numerous telephone points, power points, broadband, comms room and fitted store cupboards.

Accommodation:

The premises have been measured on a net internal basis.

Open Plan Office:	814 Sq Ft	75.60 Sq M
Boardroom:	169 Sq Ft	15.70 Sq M
Storage Room:	93 Sq Ft	8.64 Sq M
Comms Room	22 Sq Ft	2.04 Sq M
Kitchen:	93 Sq Ft	8.69 Sq M
Toilet		
Total:	1,191 Sq Ft	110.67 Sq M

Features:

- Contemporary Office Space
- Boardroom
- Comms Room
- Fitted Kitchen

Terms:

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

Rent:

£17,500 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: £14,250

Viewing:

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

Legal Costs:

The incoming tenant is to be responsible for the Landlord's 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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