

OFFICE UNIT TO LET

APPROX 575 Sq Ft (53.42 Sq M)



Unit 8
Crouchmans Yard Business Centre
Off Poynters Lane
Great Wakering
Essex
SS3 9TS

Location:

Situated on the outskirts of Great Wakering with good links to A127 Southend Arterial Road leading to the M25 and Dartford Tunnel. Shoeburyness Train Station is within 5 minute car journey linking to London Fenchurch Street Station. London Southend Airport is 15 minutes away by car with flights to many European cities.

Description:

The property consists of an open plan ground floor office measuring approx 320 Sq Ft with wood effect laminate flooring, lighting and power sockets, toilet and kitchen area. On the first floor office there is an open floor area of approx 255 Sq Ft with power sockets and skylight windows. (under construction at present).

Courtyard Parking.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor Office: 320 Sq Ft 29.73 Sq M

First Floor Office: 255 Sq Ft 23.69 Sq M

Kitchen Area

Toilet

Total Area: 575 Sq Ft (53.42 Sq M)

Features:

- Countryside Location
- Courtyard Parking
- Recently Refurbished
- Quiet Location

Terms:

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

Rent:

£8,400 Per Annum, exclusive

Service Charge:

Applicable

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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