

FIRST AND SECOND FLOOR OFFICES TO LET

APPROX 2,206 Sq Ft (204.94 Sq M)



**1st & 2nd Floor
89 High Street
Southend On Sea
Essex
SS1 1HS**

Location:

The premises are situated at the southern end of Southend High Street where footfall is high. Nearby occupiers include, Marks and Spencers, Yours Clothing, Shoezone, Lloyds Bank, Hays Travel, Boots, Waterstones, KFC, Taco Bell, McDonalds, and Greggs

Description:

These first and second floor offices consist of an open plan office space to the first floor measuring approx 1,205 sq ft with kitchen and male and female toilets. The second floor measuring approx 1,001 sq ft is split in to three secular offices with kitchen and male and female toilets. Both floors benefit from suspended ceilings with lighting and numerous power points to walls.

Accommodation:

The premises have been measured on a net internal basis.

1st Floor Offices: 1,205 Sq Ft 111.94 Sq M

Kitchen:

Male and Female Toilets

2nd Floor Offices: 1,001 Sq Ft 93.00 Sq M

Kitchen

Male and Female Toilets

Total Area: 2,206 Sq Ft (204.94 Sq M)

Features:

- Town Centre Location
- Close to Southend Central Train Station
- Close to Southend Bus Terminal
- Close to Public Car Parks

Terms:

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

Rent:

£18,000 Per Annum exclusive.

Business Rates:

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

Rateable Value £18,500

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.