

OFFICE SUITE TO LET APPROX 414 Sq Ft (38.46 Sq M)



**Suite 8/8A
Prittlewell House
30 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 8/8A is situated on the first floor rear measuring approx 414 sq ft with electric storage heating consisting of three separate offices. One parking space allocated to the front of the building.

Accommodation:

Suite 8/8A: 414 Sq Ft 38.46 Sq M

Features:

- Close to Prittlewell and Southend Victoria Railway Station
- Entry Phone System
- (Additional parking available from Provident Baptist Church a short distance away at £22.50 per month).

Terms:

Available on a new Licence Agreement.

Rent:

£5,750 Per Annum exclusive.

Service Charge:

£1,320 per annum applicable for external areas, 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.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | F: 01702 435004 | E: commercial@sorrellproperty.co.uk