

To Let

First Floor Office Space

1-4 The Broadway, London Road, Southend on Sea, SS1 1TJ



TO LET

First floor office space

Prominent ground floor entrance

Town centre location

A2 or B1 use

Open plan office

Available Immediately

1925.7 sq ft

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LOCATION:

First floor, open plan offices in central Southend with immediate access to all town centre facilities and is located 5 minutes walk from Southend Victoria station. Occupiers in the vicinity include HSBC, The Post Office, Starbucks, Sainsburys and the Victoria Shopping Centre

DESCRIPTION:

The premises comprise of an open plan first floor office space with dedicated self contained ground floor entrance. Located in a prominent position on a busy shopping street, the property benefits from high levels of footfall. Fitted out to a high standard, the office also benefits from two meeting rooms/offices, male and female toilets and a separate kitchen.

ACCOMMODATION:

First Floor area NIA: 1925.7 sq ft

LEASE:

The property is held on a 10 year lease due to expire on 31st July 2023. The lease includes a Rent Review on 16th October 2018 and a tenant only Break Date on 28th September 2019 (subject to 6 months prior notice).

Available by way of assignment or a short sub-lease to September 2019.

The lease is outside the Landlord & Tenant Act.

RENT:

The passing rent is £16,500pax.

USE:

A2 or B1 use

RATES:

We understand from the Local Rating Authority that the current Rateable Value for the property is £15,000.

LEGAL COSTS:

Each party to bear their own.

EPC:

Available upon request.

VIEWING:

Strictly via sole agents:

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