

**TO LET  
SOUTHEND TOWN CENTRE OFFICE  
APPROX 250 SQ FT (23.22 SQ MS)**



**Suite 7, 4A Southchurch Road,  
Southend-on-Sea, Essex, SS1 2NE**

**LOCATION**

Southend on Sea is located approx. 45 miles from Central London & 20 miles from Chelmsford. The town enjoys excellent road and rail links with main line train services available at Southend Central and Southend Victoria stations, both of which are within a short walking distance. The property is situated just off of the High Street, close to public car parks, the Odeon Cinema and immediately opposite the entrance to the newly refurbished Victoria Shopping Centre.

**DESCRIPTION**

A well-presented second floor office suite located just off Southend High Street. The space is arranged to provide two cellular style offices. Secure car parking is also available by way of separate negotiation.

**RENT: £5,000 per annum**

## ACCOMMODATION

All floor areas are approximate and have been measured on a Net Internal (NIA) basis:

Suite 7: 250 Sq ft. (23.22 Sq Ms)

## FEATURES

- Second Floor Office Suite
- New Lease
- Very Well Presented
- 24 Hour Access
- Town Centre Location
- Secure Parking Available By Negotiation



## TERMS

The premises are available by way of a new lease subject to a rent of £5,000 per annum plus VAT. Service Charge and Buildings Insurance contributions are also payable.

## CAR PARKING

Secure underground car parking is available by way of separate negotiation at a cost of £1,050 p.a. per space per annum

## PLANNING

Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000

## BUSINESS RATES

The property is entered on the 2017 Ratings as 'offices and premises' with an adopted rateable value of £2,550 thus indicating that full small business rate relief may be available to qualifying tenants. Interested parties are nevertheless seek verification of the actual rates payable from Southend Borough Council.

## ENERGY PERFORMANCE CERTIFICATE

A Commercial Energy Performance Certificate (EPC) is available for inspection by interested parties.

## VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311 111.

Email: [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

Website: [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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