

**TO LET,
FIRST FLOOR OFFICE SUITE
APPROX. 945 SQ. FT. (87.84 SQ. MS.)**



**Suite C, Fairfield House, Airborne
Industrial Estate, Arterial Road,
Leigh-on-Sea, Essex, SS9 4EX**

LOCATION

The premises are located just off the A127 dual carriage way on Airborne Industrial Estate and heading East Bound towards Southend Town Centre. Leigh on Sea town centre is a 10 minute drive away.

DESCRIPTION

A first floor office suite situated within a multi occupied building. The suite has 4 internal meeting rooms/offices and a main open plan working area and benefits from gas central heating, 3 allocated parking spaces, intercom system and shared kitchen and wc facilities.

RENT: £791.67 per month

ACCOMMODATION

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

Suite C - 945 Sq. Ft. (87.8 Sq. Ms.)

FEATURES

- Located on the A127 Dual Carriage Way
- Open Plan Layout
- Internal Cellular Offices
- Gas Central Heating
- Parking for 3 Vehicles
- New Lease Available



TERMS

A new internal repairing and insuring lease will be made available subject to an asking price of £9,500 per annum plus VAT (if applicable). All other terms and conditions by negotiation.

BUSINESS RATES

Although we suspect small business rates relief will apply, interested parties are advised to seek verification from Southend Business Rates department. Telephone Southend Borough Council on 01702 215000.



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.

SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

LEGAL FEES

Each party to be responsible for their own legal costs, subject to terms.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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