



HAIR & SON
THE ESTATE OFFICE

Offices – Thames House, 1528-1530
London Road, Leigh-on-Sea, SS9 2QG

OFFICES - TO LET



RENTS

OFFICE 1: £500 PCM

OFFICE 2: £400 PCM

OFFICE 3: £325 PCM

SITUATION AND DESCRIPTION

Hair & Son are pleased to offer to the market these newly re-decorated & re-carpeted 1st & 2nd floor offices located within Thames House, Leigh-On-Sea on the corner of Thames Drive. There are a variety of 3 offices ranging from 202 SQ.FT, 160 SQ.FT and 119 SQ.FT.

Each offices is let on the basis of being inclusive of business rates, heating, lighting and common area cleaning. Tenants are to be responsible for their own telephone and internet lines.

Available for immediate viewing.

ACCOMMODATION

OFFICE 1:

OFFICE: 10'9" X 6'5"

OFFICE: 13'11" X 10' - (202 SQ.FT)

OFFICE 2: 9'4" X 17' - (160 SQ.FT)

OFFICE 3: 10'3" X 11'6" - (119 SQ.FT)

DESCRIPTION

Three individual office spaces to let with communal toilet facilities.

RATEABLE VALUE

Business rates are included within the monthly rental.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The office to let on a new simple form of licence for a term to be agreed. The rents are inclusive of heating, lighting, common area cleaning, external maintenance, building insurance, business rates but exclusive of tenant's telephone & internet expenses.

Monthly rentals are as follows:

OFFICE 1 - £500 PCM (£6,000 PAX)

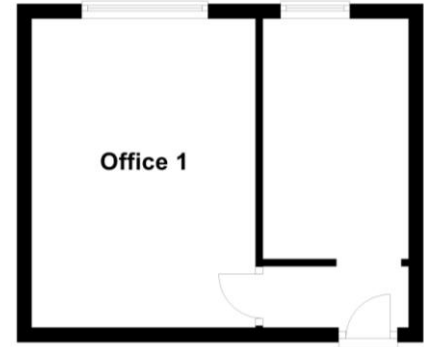
OFFICE 2 - £400 PCM (£4,800 PAX)

OFFICE 3 - £325 PCM (£3,900 PAX)

VIEWING

By prior telephone appointment with Hair & Son: 01702 394959 (Option 3)

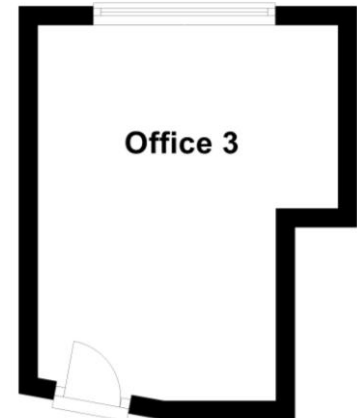
Second Floor



Second Floor



First Floor



Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

EPC GRAPH TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)
More than an estate agent
www.hairandson.co.uk

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