

TO LET
A VARIETY OF GROUND FLOOR OFFICE SUITES
FROM APPROX 67 SQ. FT. - 360 SQ. FT.



**Ground Floor Thamesgate House,
33-41 Victoria Avenue,
Southend-on-Sea, Essex, SS2 6BU**

LOCATION

The property is situated on the west side of Victoria Avenue which is just north of the main town centre and busy main High Street with its various shops and services. Transport links are excellent with direct road links to both the A127 and A13 into London and numerous bus routes servicing the area. Southend Victoria Train Station is few minutes' walk from the property and provides a quick and regular service to Stratford and Liverpool Street Station.

DESCRIPTION

Thamesgate House is an eight storey, 1960's built office building which benefits from a door entry system, 5 passenger lifts, central heating, perimeter trunking, on-site car parking and male & female WC's and kitchen facilities on each floor. The available ground floor space provides 11 individual office suites, reception area, communal kitchen and WC's and a meeting room. The space was previously run as serviced offices with 100% occupation and therefore may be suitable serviced office providers.

RENT: From £10.00 psf

ACCOMMODATION

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

Room 2	153 sq. ft. (14.22 sq. ms)
Room 3	145 sq. ft. (13.49 sq. ms)
Room 4	153 sq. ft. (14.22 sq. ms)
Room 5	153 sq. ft. (14.22 sq. ms)
Room 6	153 sq. ft. (14.22 sq. ms)
Rooms 7 & 8	360 sq. ft. (33.47 sq. ms)
Room 9	326 sq. ft. (30.30 sq. ms)
Rooms 10 & 11	294 sq. ft. (27.35 sq. ms)
Room 12	144 sq. ft. (13.44 sq. ms)
Room 13	67 sq. ft. (6.26 sq. ms)
Rooms 15 & 16	163 sq. ft. (15.21 sq. ms)
Meeting Room	177 sq. ft. (10.95 sq. ms)
Total Office Area	2,288 sq. ft. (212.5 sq. ms)
Total Floor Area	2,962 sq. ft. (275.27 sq. ms)



Availability may be subject to change. Interested parties are therefore advised to contact Dedman Gray Commercial for confirmation of current position.

FEATURES

- Suitable For Serviced Office Providers
- Prominent Position
- Various Suite Sizes
- New Leases
- Immediate Availability
- Parking Available

TERMS

The individual suites or total floor area are available by way of a new, fully repairing and insuring lease subject to rents from £10.00 psf (plus vat). Our client will grant consent to sublet for serviced office providers. All other terms and conditions by negotiation.

SERVICE CHARGE

Tenants are required to make pro-rata service charge contributions for the upkeep and maintenance of the communal areas and provision of associated services at a cost of circa £3.33 psf.

BUSINESS RATES

Interested parties are advised to seek verification of the actual rates liabilities of particular suites from Southend-on-Sea Borough Council's Business Rates Department on Tel: 01702 215000.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Rating of D-89

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

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