

# LEIGH—ON—SEA

Airborne Close, Arterial Road, Leigh on Sea, Essex, SS9 4EX

**FIRST FLOOR OFFICE SUITE—TO LET**

1,150 SQ FT (106.8 SQ M)



- ⇒ First floor office suites
- ⇒ Immediate access to A127
- ⇒ Allocated parking to front
- ⇒ New lease available
- ⇒ Rents from £2,500 per annum exclusive plus VAT



## DESCRIPTION AND LOCATION:

First floor office suites situated on the northern side of the A127 Arterial Road, Leigh on Sea within easy access of South end on Sea.

The premises comprise mainly open plan office space with separate partitioned offices, kitchenette and W.C. facilities. The suite further benefits allocated parking area to the front of the building. Local occupiers include Fairfield Mini & BMW.

## ACCOMMODATION

Office space: 1,150 SQ FT (106.8 SQ M)

## TENURE

Leasehold

## PRICE

£9,500 Per annum

## SERVICE CHARGE

A service charge is levied for the upkeep of the communal areas and includes electricity, gas and water. Please enquire for further details.

## BUSINESS RATES (2020/2021)

Interested parties are advised to confirm the rating liability with Southend Council.

## LEGAL COSTS

Ingoing tenant responsible for landlords legals

## VIEWING

For further information and viewings contact Ayers & Cruiks.



# Ayers & Cruiks

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www.ayerscruiks.co.uk



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