

**TO LET**  
**FIRST FLOOR OFFICE ACCOMODATION**  
**APPROX 877 SQ FT**



**Suite B First Floor Skyline Plaza, 45  
Victoria Avenue, Southend-on-Sea,  
Essex, SS2 6BB**

**LOCATION**

Skyline Plaza is situated off Victoria Avenue with direct links to both the A13 and A127 into London. Conveniently situated within minutes walking distance from Southend Victoria Train Station providing quick links Liverpool Street and Southend town centre. Town centre parking is conveniently offered on the opposite site of the road and a private car park just 200 metres from the building.

**DESCRIPTION**

This first floor office accommodation has recently undertaken a new refurbishment earlier this year. This office suite is comprised of four separate rooms, one open space and three separate cellular offices. The first floor will become home to three office suites, each sharing a common entrance, toilet and kitchen facilities. The landlord has an all inclusive service office centre to the ground floor and has now opened a new on site cafe. One parking space is available with this suite.

**RENT: £916.67 per month**

## ACCOMMODATION

All areas are approximate and have been measured in accordance with the RICS Code of Measuring Practice on a Net internal basis.

Total Floor Space: 877 Sq Ft (81.4 Sq M)  
One Parking Space

## TERMS

The premises are available by way of a new effective fully repairing and insuring lease at a rent of £11,000 pa. A service charge will be levied to cover the upkeep of the common parts. All other terms and conditions by negotiation.



## 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.

## 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 currently entered on the 2010 rating list with the rest of the ground and first floor. Interested parties are advised to seek verification from Southend Borough Councils Business Rates department who will need to assess the suite.

## REFERENCES

Interested parties to be named on the lease will be required to pass a referencing and Identity application. Further information is available up on request.

## VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Misdescription Act 1991. Dedman Gray Property Consultants Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.

**DEDMAN  
GRAY**

Commercial

103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970  
E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk