

**TO LET  
GROUND FLOOR OFFICE SUITE  
APPROX 2,927 SQ FT (272 SQ MS)**



**Suite 34, Thamesgate House, 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 5 passenger lifts, central heating, perimeter trunking, on-site car parking and door entry system. The available suite is located on the ground floor, North tower and provides an open plan working area, board room, server room and two additional meeting rooms. Suite 34 is one of the only suites within the building which has the added benefit of a large kitchen/breakout area and own wc facilities.

**RENT: £2,805 per month plus VAT**

## ACCOMMODATION

All floor areas are approximate and have been measured on a net internal basis:

Ground Floor - Suite 34 - 2,927 sq. ft. (272 sq. ms)

## FEATURES

- Town Centre Location
- Close To Rail Station
- Open Plan & Cellular Offices
- Car Parking Available
- Own Kitchen & wc's
- New Lease Available Immediately



## TERMS

The suite is available by way of new internal repairing and insuring lease subject to an asking rent of £33,660 per annum plus VAT. The landlord requires a minimum rent deposit of six months and the car parking is available on a licence basis at £840 plus VAT per annum, per space.

## 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. Full details upon request.

## BUSINESS RATES

Suite 34 has a current rateable value of £26,000. Interested parties are advised to seek verification from Southend-on-Sea Borough Council's Business Rates Department on 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.

**Email:** [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

**Website:** [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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