

# GVA

An **APLEONA** company

## Offices To Let

Part 1<sup>st</sup> – 4<sup>th</sup> Floors  
**3,300 - 17,000 SQ FT**

132 High Street  
Southend-on-Sea  
SS1 1JX



- Prominently located in the Town Centre
- Excellent Value – Total Operational Costs of £13.68 per sq ft\*
- Flexible Lease Terms
- Available Immediately

\*(Includes Rent, approx. Business Rates and Service Charge)

## Location

The Property is located on the corner of the High Street and Warrior Square in the town centre. The Victoria Plaza Shopping Centre is at the top end of the High Street, with direct access to Southend Victoria train station. (Direct services to London Liverpool Street Station in 59 minutes.)

## Description

The building consists of a Natwest bank branch on the ground floor and offices on three upper floors. The available accommodation is arranged as open plan offices with meeting rooms throughout. The accommodation is carpeted, benefits from category II lighting, kitchens on each floor, male and female WCs, and lifts to a dedicated ground floor entrance. The top (4th) floor is about to be refurbished.

## Accommodation

Floor	Sq Ft (NIA)	Sq M
4th Floor	4,532	421.08
3rd Floor	4,856	451.12
2nd Floor	4,303	399.75
Part 1st	3,303	306.85
<b>Total</b>	<b>16,994</b>	<b>1,578.8</b>

## Lease Terms:

Flexible lease terms considered.

## Rent

£7.50 per sq ft.

## Service Charge (2017)

£4.86 per sq ft.

## Business Rates (2017/2018)

We have been verbally advised that the property is assessed as follows:

Rates Payable £1.32 per sq ft

These figures are derived from a pro rata analysis of the business rates chargeable on the entire building, parties should make their own enquiries with the Valuation office.

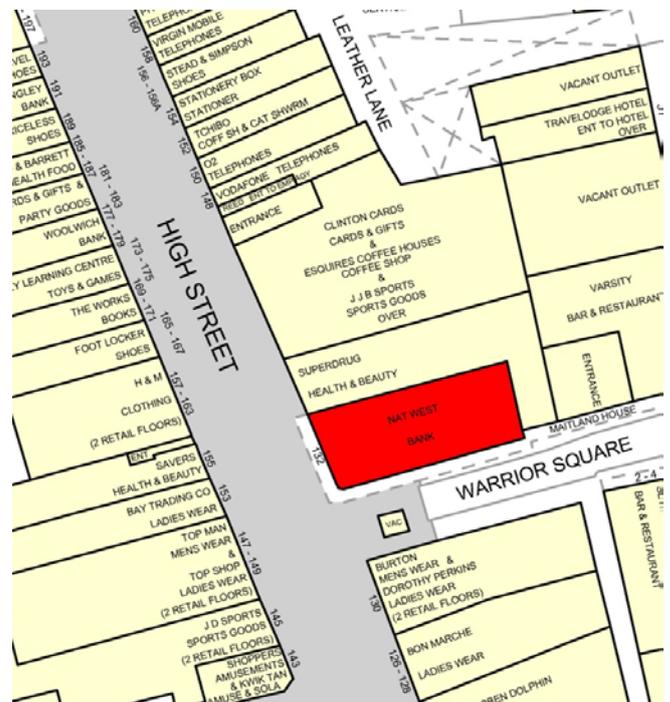
## EPC Rating:

D (97)

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Goal Plan



For further information or an appointment to view please contact:

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