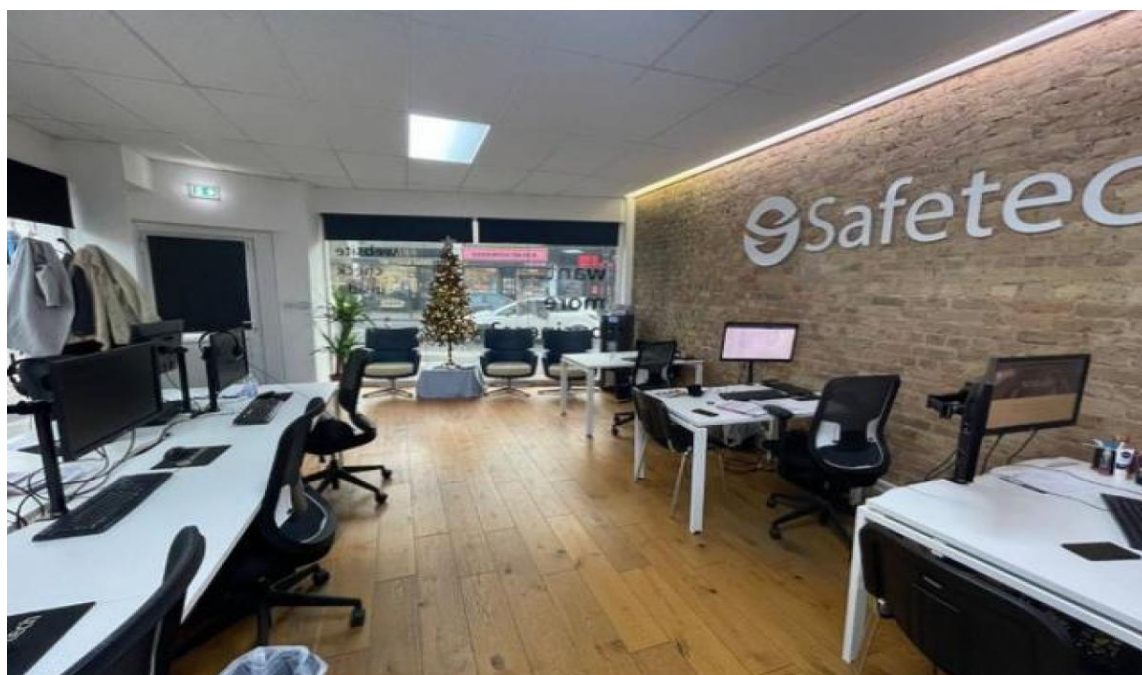


**OFFICE FOR RENT**



London Road

Westcliff on Sea, Essex

United Kingdom

Monthly Rent

£18,000

Size	<b>0 Sq M</b>	Date Listed	<b>01/10/2023</b>
Year Built		Listing ID	<b>GL-1641860373</b>
Office Class			
Listed by:	Listanza Services Group		

For more information, visit:

<https://www.globallistings.com/6601394>

**Overview**

Location: The property is situated on the North side of London Road (A13) and on the corner of Ramuz Drive. London Road is a busy thoroughfare to the main town centre of Southend. There are a variety of traders within the immediate vicinity of the site with generous short stay roadside parking outside.

description: Well-presented ground floor retail/office unit located on a busy retail parade on the London Road, Westcliff-on-Sea. The property consists an open plan working area, kitchen facilities, W/C, basement storage and ancillary areas. The premises benefits from a generous return frontage, cat 5 cabling, CCTV and air conditioning.

Accommodation All areas are approximate and have been measured on a Net Internal basis (nia). Ground Floor - 1,015 Sq. Ft. (94.3 Sq. Ms) Basement - 570 Sq. Ft. (53 Sq. Ms)

Features Generous Return Frontage Prominent Location cat 5 Cabling Basement Storage Suitable for a Variety of Uses (stp) New Lease Available

Terms A new Law Society Lease will be made available at a commencing rent of £18,000 per annum (VAT not applicable). The property is available for occupation from 1st June 2022. All other terms and conditions by way of 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. Business Rates The property is entered on the 2017 rating list as a Shop and Premises with a current rateable value of £8,800, and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Southend Borough Council on. Energy Performance Certificate The property currently holds an EPC rating of c-58. A full copy of the certificate is available upon request. Legal Fees The ingoing tenant is to be responsible for the fees relating to the Law Society Lease to be drafted at a cost of £250 plus VAT. Viewing By prior appointment with Dedman Gray Commercial on. For more details and to contact:

**Contact**

**Email**

**Phone**