



**HAIR & SON**  
THE ESTATE OFFICE

10 WESTON ROAD,  
SOUTHEND, SS1 1AU  
**OFFICE SUITE TO LET -  
CENTRAL SOUTHEND**



**RENT £5,750 PAX**

## SITUATION AND DESCRIPTION

The premises comprise a ground floor suite of three offices within Weston Chambers (rear building) which is within a period office building a short distance from the southern end of Southend High Street.

The offices benefit from gas fired central heating (not tested) and are carpeted.

They are within easy walking distance of rail links to London Fenchurch Street via Southend Central Station.

SIMPLE FORM OF LEASE - EARLY OCCUPATION (subject to surrender of the existing lease).

## ACCOMMODATION

RECEPTION 11'2" x 11'9"

FRONT OFFICE 12'6" x 14'5"

KITCHENETTE 2'8" x 4'

REAR OFFICE 14'3" x 14'11"

GROSS INTERNAL FLOOR AREA 570 SQ.FT. (53 SQ.M.)

LADIES AND GENTS W.C.'S (shared)

## DESCRIPTION

A self-contained office suite comprising 3 offices and a kitchenette.

## RATEABLE VALUE

The rateable value is £4,200 which is chargeable at 48.6p in the pound for the rating year to April 2019. Small business rate relief may apply.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new Law Society lease for a term to be agreed at a rent of £5,750 per annum (no VAT). In addition to the rent there is a service charge and this is currently £396 per quarter.

## VIEWING

Prior telephone appointment with Hair & Son:  
01702 394959.

Hair & Son – 01702 394959

[www.hairandson.co.uk](http://www.hairandson.co.uk)

EPC TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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