



RENT- £4,950 PAX (£413PCM)

SITUATION AND DESCRIPTION

The premises comprise a first-floor office suite located to the rear of Royce House. The office will be newly decorated and carpeted. It has electric heating (not tested) and fluorescent lighting. Double glazed windows to the rear.

There are shared male and female w.c.'s on the ground and first floors.

One designated parking space to the rear.

EARLY OCCUPATION - SIMPLE FORM LEASE

ACCOMMODATION

OFFICE 13'10" x 21'7" Steps down to
OFFICE 12'9" x 22'6" Fire exit door to rear
Small kitchenette under the stairs
Gross internal floor area 546 sq.ft. (50 sq.m.)

DESCRIPTION

A self-contained first floor office comprising 2 offices and a small kitchenette. The suite benefits from electric heating (not tested) carpeted and has double glazed windows.

RATEABLE VALUE

The rateable value is £6,500 which is chargeable at 49.6p in the pound for the rating year to April 2024 Small business rate relief may apply.

ENERGY PERFORMANCE

The Energy Performance Certificate shows a rating of E-124

TERMS

The premises are to let on a new Law Society lease at a rent of £4,950 for a term to be agreed. No VAT on the rent

VIEWING

Prior telephone appointment with Hair and Son:
01702 394959 (Option 3)

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

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

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More than an estate agent
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