



**HAIR & SON**  
THE ESTATE OFFICE

3 Alexandra Street,  
Southend-On-Sea, Essex, SS1 1BX  
**FIRST AND SECOND FLOOR OFFICES  
TO LET**



**RENTS: WHOLE SUITE - £16,000 PA + VAT**

**FIRST & SECOND FLOORS FRONT OFFICES - £11,000 PA + VAT**

**FIRST FLOOR REAR OFFICES - £6,500 PA + VAT**

## SITUATION AND DESCRIPTION

The property is located on the south side of Alexandra Street and a short distance from Southend High Street. The premises comprises a self-contained suite of offices arranged over two floors.

New lease - Available June 2022.

AVAILABLE AS A WHOLE OR WILL SPLIT

EPC RATING - D-93

## ACCOMMODATION

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Entrance in Alexandra Street with stairs leading to

#### FIRST FLOOR

Front Office / Reception recess	9ft 8in x 15ft 6in plus
Front Office	15ft 7in x 10ft 7in
Front Office	11ft 8in x 8ft 8in x plus
14ft 3in x 13ft 9in	
Waiting Area	5ft 9in x 7ft + recess
Male, female and disabled toilet facilities.	
Staff / Kitchen	5ft 7in x 15ft
Store Room	15ft x 10ft 10in
Rear Office / Meeting Room	15ft x 19ft 5in
Rear Office / Meeting Room	15ft x 26ft plus recess

#### SECOND FLOOR

Reception Floor	16ft 9in x 8ft
Corridor	
Office	12ft 2in x 12ft 2in
Office	12ft 4in x 10ft 9in
Office	13ft 2in x 12ft 5in

NET INTERNAL FLOOR AREA 2,209 SQ FT ( 205 SQ M ).

Excluding the kitchen and toilets but including the store and waiting areas.

## DESCRIPTION

A self-contained suite of offices arrange over two floor

## RATEABLE VALUE

The premises have two rateable values at present:

The front first and second floors have a rateable value of £9,200

First floor rear offices have a rateable value of £6,000

The uniform business rate for the year ending April 2022 is 49.6p in the pound. .

Small business rate relief may apply.

## TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £16,000 per annum + VAT for the whole suite. Alternatively the first and second floor front offices are available at £11,000 per annum + VAT and the rear offices at £6,500 per annum + VAT.



Hair & Son – 01702 394959

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

t. 01702 394959

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Commercial Dept.  
186 London Road  
Southend-on-Sea,  
Essex. SS1 1PJ

