



**HAIR & SON**

UNIT E EASTWOOD HOUSE, EASTWOOD  
ROAD, RAYLEIGH SS6 7LH  
SELF CONTAINED OFFICE SPACE - TO LET  
156 SQ.FT (14 SQ.M)



**RENT- £7,200 PAX  
(£600PCM)**

#### SITUATION AND DESCRIPTION

Hair & Son are delighted to offer to the market this self-contained office suite to the market. The office benefit from being newly re-decorated with its own W/C's & storage.

AVAILABLE FOR IMMEDIATE VIEWING.

To be let on a minimum lease length of 12 months.

## ACCOMMODATION

Unit E  
12' x 13'6"

GROSS INTERNAL FLOOR AREA: 156 SQ.FT (14 SQ.M)

## DESCRIPTION

Self-contained office suite. Inclusive of Electric, Water and Service Charge.

## RATEABLE VALUE

With effect from April 2023 the rateable value will be £2,425. The rateable value may qualify for small business rate relief.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of C-66.

## TERMS

The office is to let on a simple form of agreement for term to be agreed with a minimum term of 12 months. The ingoing tenant is to be responsible for the costs of preparing the lease agreement in the sum of £350 + VAT

## VIEWING

By prior appointment with Hair & Son: 01702 394959 (Option 3)

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[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 (Option 3)  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

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