



RENT - £300 PCM (£3,600 PER ANNUM)

SITUATION AND DESCRIPTION

The premises comprise a single first floor office within Thames House which is located on the corner of London Road and Thames Drive. The office benefits of double-glazed windows, fluorescent lighting and is carpeted.

There are shared kitchen and toilet facilities. The current tenant is due to vacate late September 2023 however, an earlier occupation date may be possible subject to a surrender of the existing lease.

ACCOMMODATION

COMMUNAL ENTRANCE FROM THAMES DRIVE

STAIRS LEADING TO FIRST FLOOR:

OFFICE 10'3" X 11'6"

INTERNAL AREA 202 SQ.FT. (19 SQ.M.)

DESCRIPTION

A small first floor office.

RATEABLE VALUE

Business rates are included in the rent.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The office to let on a new simple form of license for a term to be agreed at a rent of £300 per calendar month inclusive of lighting, common area cleaning, external maintenance, building insurance, business rates but exclusive of tenant's telephone and internet expenses.

VIEWING

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

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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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