



**RENT - £7,800 PER ANNUM
£650PCM**

SITUATION AND DESCRIPTION

Hair & Son offer to the market this lock up office/retail space located within a small business centre in Hamlet Court Road. The premises benefits from being recently decorated and an all inclusive rent which includes electricity, and business rates.

The premises also benefits from a communal kitchen and W/C facilities.

The premises operates on a short term letting of 12 months with starter fees of 1 months rent in advance and a 1 months rent deposit (subject to referencing and financial status checks)

ACCOMMODATION

OFFICE: 11'5" X 8'

OFFICE 2: 19'2" X 7' INCREASING TO 14'6"

KITCHENETTE

W/C

GROSS INTERNAL FLOOR AREA: 252.76 SQ.M (26.4 SQ.M)

DESCRIPTION

A lock up office/retail space located within a small business centre in Hamlet Court Road benefitting from being recently decorated and an all inclusive rent which includes electricity, and business rates.

RATEABLE VALUE

Business rates are to be included within the rent.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

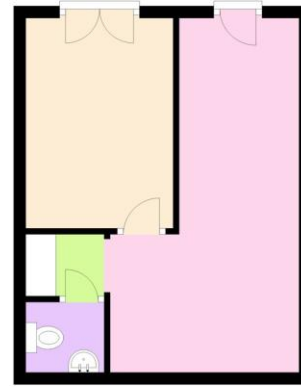
TERMS

To be let on a new lease for a minimum term of 12 months at a rent of £650 per month - inclusive of electricity rates and business rates.

VIEWING

By prior appointment via Hair & Son Estate Agents - 01702 394959 (Option 3).

Ground Floor



Unit 7, 106 Hamlet Ct Rd, Westcliff-On-Sea

Hair & Son – 01702 394959

www.hairandson.co.uk

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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

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