



**RENT - £21,000 PER ANNUM  
£1,750PCM**

#### **SITUATION AND DESCRIPTION**

#### **VIEWING.**

Hair and Son are offering to the market these first offices located on Chigwell Road providing easy access to the M11 and A406. The offices benefit from a number of individual offices totalling a gross total of 1,230 SQ.FT. (114 SQ.M) and from the added benefit of being newly re-decorated.

**AVAILABLE FOR IMMEDIATE**

## ACCOMMODATION

STAIRS LEADING TO FIRST FLOOR:

LOBBY: 4" x 7'01"

OFFICE 1: 26" x 12'04"

OFFICE 2: 11'01" x 17"

OFFICE 3: 14'11" x 23'05"

OFFICE 4: 13'01" x 12'03"

OFFICE 5: 14'09" x 11'03"

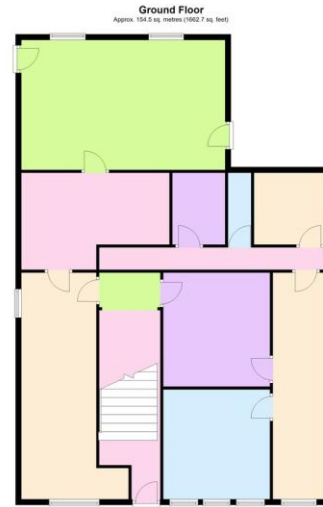
LOBBY: 26" x 6'08"

KITCHEN: 8'06" x 8'02"

TWO W/C

GROSS INTERNAL FLOOR AREA: 1,230 SQ.FT. (114 SQ.M)

Viewings by prior appointment with Hair & Son Estate Agents: 01702 394959 (Option 3).



## DESCRIPTION

First Floor Office Space benefitting from a number of individual offices and from being newly re-decorated.

## RATEABLE VALUE

The rateable value is £21,500 which is chargeable able 49.6p in the pound for the rating year to April 2026.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £25,750 per annum exclusive.

## VIEWING

Hair & Son – 01702 394959

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

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