



615 London Road,
Westcliff-On-Sea, Essex, SS0 9PE
GROUND FLOOR SELF CONTAINED
OFFICE - TO LET
737.5 SQ.FT (68.5 SQ.M)



**RENT - £8,750 PER ANNUM
(£730 PCM)**

SITUATION AND DESCRIPTION

Hair & Son are offering to the market this self-contained office premises located within London Road, Westcliff-On-Sea. The premises benefits from a shop front position 491 SQ.FT (45.6 SQ.M) of office space, W/C, Kitchen Area, rear store room and 3 x allocated parking spaces accessed via Tintern Avenue.

The office has most recently been used as an accountancy office but may suit a variety of Class E Uses (Subject to Landlords Consent) However, office based users are preferable to our clients.

ACCOMMODATION

FRONT OFFICE: 27'5" X 12.3 " (INCORPERATING STORAGE CUPBOARD)

MIDDLE OFFICE: 19'7" X 8'10"

KITCHEN AREA

W/C

REAR STORAGE ROOM: 7'8" X 15'6"

GROSS INTERNAL FLOOR AREA: 737.5 SQ.FT (68.5 SQ.M)

3 X ALLOCATED PARKING SPACES

DESCRIPTION

A office space benefitting from a shop front position .491 SQ.FT (45.6 SQ.M) of office space, W/C, Kitchen Area, rear storeroom and 3 x allocated parking spaces accessed via Tintern Avenue.

RATEABLE VALUE

The ground floor is rated as an office & premises. The rateable value from April 2026 is £7,900. Small business rate relief may apply.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £8,750 Per Annum (£730 PCM).

VIEWING

By prior telephone appointment via Hair & Son
Commercial: 01702 394959 (Opt. 3)

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

GROUND FLOOR



615 LONDON ROAD, WESTCLIFF-ON-SEA

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

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