



**RENT - £7,000 PER ANNUM  
(£583.33 PCM)**

## SITUATION AND DESCRIPTION

Hair and Son are delighted to bring to the market this modern ground floor office premises situated on Eastwood Road North. The office was previously owner occupied.

The office comprises of 495 SQ.FT (46 SQ.M) of office space and an additional parking on the left side of the premises.

## ACCOMMODATION

LOBBY: 1.9m x 1.3m

OFFICE: 5.24m x 4.23m

ADDITIONAL STORAGE/OFFICE SPACE: 3.76m x 3m

BATHROOM: 1.91m x 1.4m

2 x W/C: 1.5m x 0.9m

FENCED GARDEN AREA WITH EXTERNAL LIGHTING: 3.7m x 2.94m

GROSS INTERNAL AREA: 495 SQ.FT. (46 SQ.M.)

4 CAR PARKING SPACES AVAILABLE ON REQUEST ON A SEPERATE LICENCE

## DESCRIPTION

A Modern Ground Floor Office Space comprising of 495 SQ.FT (46 SQ.M).

Including Aircon in Both Offices & Modern Kitchen

## RATEABLE VALUE

The 2023 to present rateable value is £3,800 which is chargeable at 0.49p. in the pound. Interested parties should satisfy any queries relating to the rates payable via Southend City Council.

Small Business Relief will apply

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new full repairing and insuring lease for a term to be agreed at a rent of £7,000 per annum exclusive.

Parking Spaces Offered on a Separate Licence at £80pcm each.

4 Parking Spaces Available.

## VIEWING

By prior appointment with Hair and Son Estate Agents: 01702 394959 (Option 3).

Hair & Son – 01702 394959 (Option 3)

[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)

Commercial Dept.  
190 London Road  
Southend-on-Sea,  
Essex. SS1 1PJ

