



**RENT - £13,500.00 PER ANNUM  
(£1,125.00 PCM)**

## SITUATION AND DESCRIPTION

Hair & Son are pleased to offer to the market this ground floor office/storage space situated within Carlton Court located off of Granger Road, Southend-On-Sea, Essex.

The premises has most recently been used for storage but would suit alternative commercial uses (subject to Landlords Consent and the relevant required planning permissions).

The premises offers 1,779 SQ.FT (165 SQ.M) of commercial office/storage space, kitchen area and 2 x W/C's. The premises further boasts double glazed windows, gas central heating, loading doors and communal parking.

## ACCOMMODATION

ENTRANCE LOBBY: 15'2" X 11'5"

OFFICE/STORAGE AREA 1: 33'5" X 19'5"

OFFICE/STORAGE AREA 2: 10'2" X 19'5"

OFFICE/STORAGE AREA 3: 12'9" X 19'5"

OFFICE/STORAGE AREA 4: 11'8" X 19'5"

KITCHEN AREA: 11' X 9'3"

2 X W/C'S

GROSS INTERNAL FLOOR AREA: 1,779 SQ.FT (165 SQ.M)

## DESCRIPTION

A ground floor office/storage space benefitting from 1,779 SQ.FT (165 SQ.M) of commercial office/storage space, kitchen area and 2 x W/C's. The premises further boasts double glazed windows, gas central heating, loading doors and communal parking.

## RATEABLE VALUE

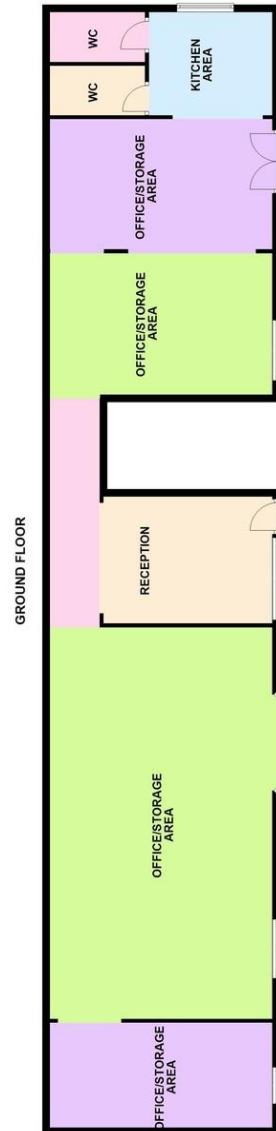
The ground floor is rated as office & premises. The rateable value from April 2026 is £14,250.

## TERMS

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £13,500 Per Annum (£1,125 PCM). Please note that the ingoing Tenant will be responsible for the cost of the preparation of the lease fee (£350 plus VAT).

## VIEWING

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

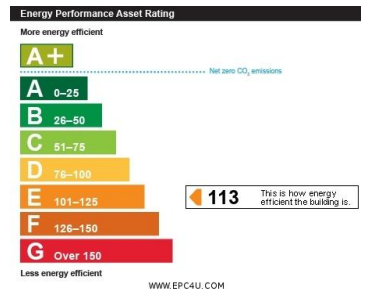


Hair & Son – 01702 394959 (Opt. 3)

[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



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More than an estate agent  
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