



Suite 9 Royce House, London Road, Westcliff-on-Sea, SS0 9HW £4,950 Per Annum

Royce House is a multi tenanted office building located on the south side of London Road (A13) , a short distance to the east of Chalkwell Park and opposite Westcliff Library. The first floor office comprises of electric heating and kitchen/meeting room space. There are shared male and female w.c.'s on ground and first floors. One allocated car parking space to the rear.

The premises is available for occupation.

Full Description

A self contained, first floor office with a parking space

accommodation

COMMUNAL ENTRANCE HALL

stairs to first floor

OFFICE 21'07" x 13'10"

step down to

KITCHEN/MEETING ROOM 22'05 x 12'09

GROSS INTERNAL FLOOR AREA: 543 SQ.FT.

COMMUNAL MALE AND FEMALE W.C.'S ON GROUND AND FIRST FLOORS

Location

The premises are located within a multi tenanted office building opposite Westcliff Library

Services

Mains electricity.

Terms

The premises are to let on a new for a term to be agreed at a rent of £4,950. In addition to the rent the lease will provide for a service charge which is currently estimated to be £450 per quarter. The service charge includes a contribution towards buildings insurance, common area cleaning and common part maintenance.

Viewing

Prior telephone appointment

Rates

The rateable value is £5,500 which is chargeable at 48.6p. in the pound for the rating year to April 2026. Small business rate relief may apply.

VAT

The property is not VAT elected.

Legal Costs

The lease is prepared 'in house' and the ingoing tenant is to meet the cost of its' preparation in the sum of £350 + VAT.

Service Charge

The lease will have the provision for collection of a service charge.

Parking Notes

One allocated parking space to the rear. On street parking on London Road (one hour) but unrestricted on street parking in the surrounding roads.

Commercial Office

190 London Road, Southend-On-Sea,
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Contac

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<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.