

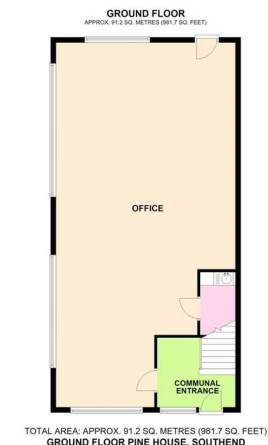


GROUND FLOOR 2 PINE HOUSE, CHANDLERS WAY, SOUTHEND-ON-SEA, ESSEX, SS2 5SE

RENT - £10,000 PER ANNUM (£833.33 PCM)

A Ground Floor office space located within Pine House, Southend Office Village, Journeymans Way, Southend-On-Sea, Essex. The space offers a GIA of 980 SQ.FT (91 SQ.M) including an open planned office area with designated kitchenette, 2 x allocated parking spaces and communal Male & Female W/C facilities.

Currently vacant and ready of immediate occupation.



This impressive ground floor office space on Chandlers Way offers a perfect opportunity for businesses seeking a professional environment. Spanning 980 square feet, this office is situated within Pine House, part of the well-regarded Southend Office Village a multi-let complex of offices.

The layout of the office is both functional and inviting, featuring a dedicated kitchenette and the benefit of access to male and female communal toilets, ensuring comfort and practicality for all staff and visitors.

One of the standout features of this office is the provision of two allocated parking spaces, a valuable asset in a bustling area, making it easier for employees and clients to access the premises. The office is currently vacant and ready for immediate occupation, providing a seamless transition for any prospective tenant.

With its prime location and well-thought-out amenities, this office space is an excellent choice for businesses looking to establish themselves within the Temple Farm Industrial Estate.

ACCOMODATION:

MAIN OFFICE GIA: 823 SQ,FT

KITCHENETTE

COMMUNAL MALE & FEMALE W/C FACILITIES

2 X ALLOCATED PARKING SPACE (ADDITIONAL SPACES CAN BE MADE AVAILABLE ON A SEPERATE LICENCE AGREEMENT AT AN EXTRA MONTHLY COST)

TERMS:

The office is to be let on a new Law Society Agreement which will be contracted Outside of the Landlord & Tenant Act 1954 on a term to be agreed at a rent of £10,000 Per Annum.

The ingoing Tenant will be responsible to pay for a lease preparation fee of £350 plus VAT payable on completion.

SERVICES:

Mains electricity.

BUSINESS RATES:

The April 2026 to present rateable value is £9,000 and rated at 0.49p in the pound. Small Business Rate Relief may apply.

SERVICE CHARGE:

The current quarterly service charge totals: £250 (£1,000 Per Annum) which includes the following services: water rates, communal electricity, repairs & maintenance, grounds maintenance, waste disposal and health & safety.

VIEWING ARRANGEMENTS:

Viewing are to be arranged via Hair & Son Limited (Commercial) - 01702 394959 (Option 3).

Commercial Office

190 London Road
Southend-On-Sea
Essex
SS1 1D1

Contact

01702 394959
<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.