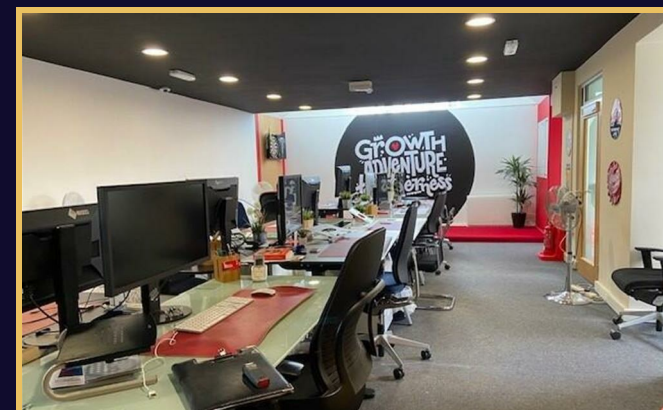
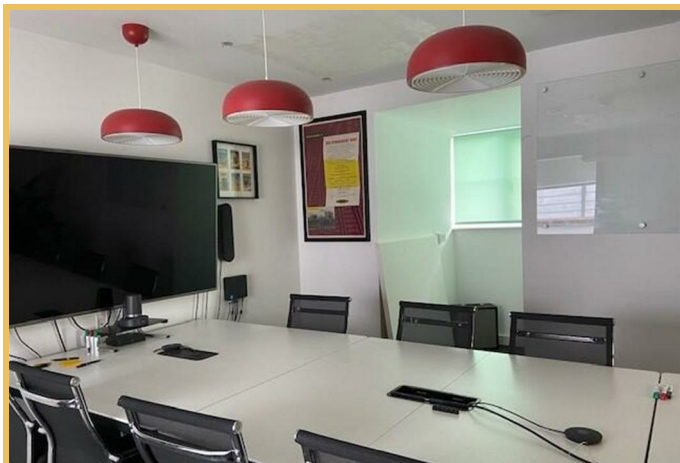




BURLEY HOUSE, HIGH STREET, RAYLEIGH, SS6 7EW

RENT: £26,000 PER ANNUM



The property comprises a mostly open plan second floor office suite located within Burley House. Burley House is an attractive multi tenanted office building in the heart of the Rayleigh conservation area.

Rayleigh is a vibrant market town which is home to a variety of retail and commercial users. with its' rail links to London via Liverpool Street.

Burley House benefits from a passenger lift. The accommodation is maintained to a high standard by our client and provides attractive and modern accommodation with recently renewed electric heating and LED lighting throughout.

Car parking spaces are available on a separate agreement at an additional cost, subject to availability. The office is available on a new sub-lease for a term to be agreed.

ACCOMMODATION

SECOND FLOOR (via stairs or passenger lift)

OFFICE 17'4" + window recesses

Private phone box 3'8" x 5'3"

OPEN PLAN KITCHEN 7'2" x 11'4" + 2 window alcoves

LADIES AND GENTS W.C'S

SERVER ROOM 11'7" X 3'4"

REAR SECTION (we are advised that this area had additional sound proofing)

Offices in this rear section are divided with attractive glass partitioning

OFFICE 17'3" X 23'6" + phone box 3'8" x 5'3"

OFFICE 7'2" x 11'1" + alcove

MEETING ROOM 11'3" x 9'9"

BOARD ROOM 13'7" x 16'5" + 2 alcoves with windows providing natural light

MEETING ROOM 11'3" x 9'9"

GROSS INTERNAL FLOOR AREA 1748 SQ.FT. (162 SQ.,M.)

The premises are held on a lease expiring in 2029 but are available on a sub-lease for a shorter term if require. The annual rent is £26,900 per annum exclusive . In addition to the rent a service charge is payable annually in advance. The amount payable for the current year is £7,500 (inclusive of building's insurance) ..

We understand that business rates payable are currently £671 per calendar month.



Commercial Office

190 London Road
Southend-On-Sea
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SS1 1PJ

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.