



Suite 3 Royce House, London Road, Westcliff-on-Sea,
SS0 9HW
£6,000 Per Annum

Full Description

A mostly open plan ground floor office suite.

accommodation

OFFICE 26'3" max. x 30' max (incorporating partitioned office 9'8" x 13'10" and kitchenette 3'3" x 3'8")
 Carpeted, Category II style lighting. Electric heating
 Shared male and female w.c.'s
 1 Designated parking space to rear

Location

Royce House is located on the South side of London Road (A13) a short distance to the East of Chalkwell Park.

Amenities

Main road frontage. Many local bus routes close by. Opposite Westcliff Library. Close to Chalkwell Park . Chalkwell Station (London Fenchurch Street) about a mile away.

Services

Mains water and electric.

Terms

To let on a new lease for a term to be agreed at a rent of £6,000 per annum exclusive.

Viewing

Prior telephone appointment with Hair & Son: 01702 394959.

Rates

The rateable value is £5,300 which is chargeable at 49p in the pound for the rating year to April 2022. Small business rates relief may apply.

VAT

VAT is not payable on rent and service charge.

Legal Costs

The lease is prepared 'in house' and the ingoing tenant is to meet the costs of preparation of the lease in the sum of £200 + VAT.

Service Charge

In addition to the rent a service charge is payable.

Parking Notes

One designated parking space to rear.

Commercial Office
 On street parking (only) on the London Road
 190 London Road
 Southend-On-Sea
 Essex
 SS1 1D1

Contac
 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.

