



Office 15 Thames House

London Road, Leigh-On-Sea,
SS9 2QG

£4,420 Per Annum

Full Description

First floor services office to let benefiting from being newly decorated and carpeted, newly fitted shared W/C's and shared Kitchen area. Further benefits include intercom entry system, newly fitted electric heaters and a designated parking space at an extra monthly cost.

accommodation

Office 15: 13" X 13"

GROSS INTERNAL FLOOR AREA: 169 SQ.FT (16 SQ M)

Location

NEWLY REFURBISHED SERVICES OFFICE TO LET

Hair and Son are delighted to offer to the market this first floor serviced office suite to let located within Thames House, Leigh-On-Sea. The office benefits from being newly decorated and carpeted, newly fitted shared W/C's and shared Kitchen area. Further benefits include intercom entry system, newly fitted electric heaters and a designated parking space at an extra monthly cost.

The annual rent is inclusive of heating, lighting, common area cleaning, business rates, buildings insurance and maintenance but excludes phone lines and internet.

All agreements offer flexible terms given 3 months notice at any time which can be served at any point by either party.

Available for immediate viewing.

Amenities

Local amenities include main bus links and within close proximity to Leigh Railway Stations serving the C2C line both Southend and London bound.

Terms

The office to let on a new simple form of licence for a term to be agreed at a rent of £85 per week (£4,420 Per Annum) inclusive of heating, lighting, common area cleaning, external maintenance, building insurance, but exclusive of tenant's telephone and internet expenses.

Viewing

Viewings by prior appointment with Hair & Son Estate Agents: 01702 394959 (Option 3).

Rates

The current Rateable Value is to be confirmed.

VAT

N/a.

Legal Costs

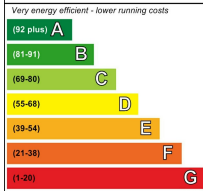
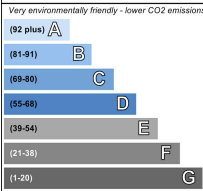
The ingoing tenant will be responsible for the cost of the preparation of the lease agreement (Law Society Lease) which totals £350 plus VAT.

Service Charge

The Service Charge is included within the rent.

Parking Notes

Parking spaces are available at an extra cost of £25 per month by way of a separate licence agreement.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
					
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Commercial Office

190 London Road
Southend-On-Sea
Essex
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.