

LEIGH ON SEA

First Floor, Progress House, 39-41 Progress Road, Leigh on Sea, Essex, SS9 5PR

FIRST FLOOR OFFICE SUITE - TO LET

3,484 SQ. FT. (324 SQ. M.)

- ⇒ Well maintained office
- ⇒ Allocated parking
- ⇒ Easy access to A127, M25 and A13
- ⇒ Rent only £42,000 pax



DESCRIPTION AND LOCATION:

First floor office suite on Progress Road which is off the A127. The premises is surrounded by many well-known names and good quality independent businesses.

The property comprises of a communal entrance hall with communal w.c's and stairs giving access to the first floor office.

The suite is self-contained on the first floor and offers partitioned offices/meeting rooms and store rooms and benefits from having its own W.C's and kitchenette. The suite also benefits from ample allocated parking.

ACCOMMODATION

Total Approximate Area: 3,484 SQ. FT. (324 SQ. M.)



SERVICE CHARGE

A service charge is levied for the upkeep of the estate.

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

BUSINESS RATES (2018/2019)

Rateable Value	Uniform Business Rate	Rates Payable
£21,500 pa	48p	£10,320 pa

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.



RENT

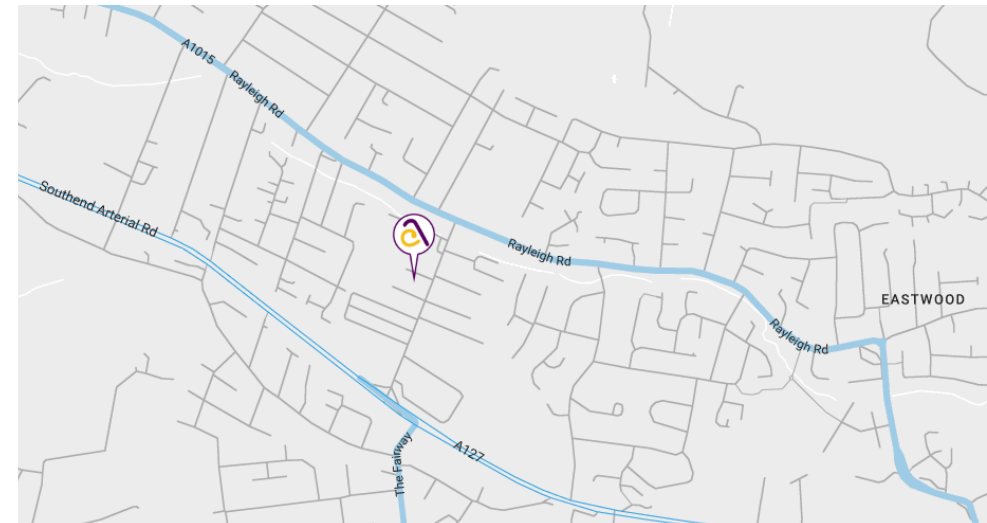
£42,000 per annum exclusive, plus VAT if applicable.

EPC

The EPC rating is C-62. Certificate available on request.

TERMS

The premises are available to let upon a new lease, term to be agreed.



Ayers & Cruiks

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