TO LET

First Floor Office Suite - with Parking

Approx. 966 Sq Ft (89.74 Sq M) N.I.A.

FRANCIS HOUSE

Wrexham Road, Laindon, Essex, SS15 6PX

- Ground Floor Reception
- Five Offices
- Kitchen Facilities
- Suspended Ceiling with Inset Lighting
- LED Lighting
- Male & Female W/C Facilities
- Designated Forecourt Parking

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
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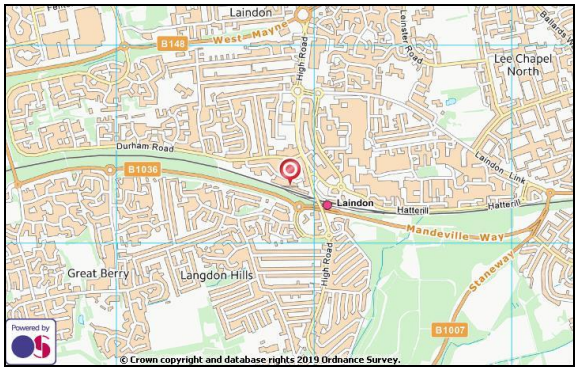
Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, SS14 3EZ



LOCATION
Wrexham Road lies off Durham Road, south of the Laindon Centre. Durham Road connects to the Laindon High Road which links to A127 Southend Arterial Road. The building is within walking distance of Laindon Station (Fenchurch Street - C2C line)

DESCRIPTION
First floor office accommodation, with ground floor entrance lobby and male and female W/C accommodation. The main office area is divided into five separate offices plus a reception area and small kitchen. The rooms were recently refurbished including suspended ceilings, LED lighting, carpeting and electric storage heating. Externally, a front car parking provides allocated parking.

ACCOMMODATION

Total	966 Sq Ft (89.74 Sq M)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE
The premises are available upon a leasehold basis, further detail upon application.

EPC
An EPC has been commissioned.

RENT
£14,500 per annum exclusive.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the Local Authority we are advised the premises has a rateable value of £11,250. Based upon the current Uniform Business Rate we believe the rates payable amount to £5,400 for 2018/19.

SERVICE CHARGE
A service charge is applicable. Further details on application.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS
It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT
Strictly by appointment via sole agents:

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AB2079-01 (25.02.19)

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