



Ayers & Cruiks

COMMERCIAL

**FIRST FLOOR OFFICE SUITES
SOUTHEND ON SEA
269 - 366 SQ FT
TO LET**



**Chichester House, Chichester Road,
Southend on Sea, Essex, SS1 2JU**

- Fully refurbished first floor office suites
- Central Southend on Sea location
- Close to mainline railway stations
- Various suite sizes available
- Rents from £2,690 per annum exclusive

86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

COMMERCIAL SALES AND LETTINGS / CHARTERED SURVEYORS /
RESIDENTIAL SALES AND LETTINGS / RESIDENTIAL AND COMMERCIAL
PROPERTY MANAGERS / VALUATIONS / ACQUISITIONS / RENT REVIEWS /
LEASE RENEWALS / DILAPIDATIONS / SURVEYS

Tel 01702 343060
Fax 01702 343004
mail@ayerscruiks.co.uk
www.ayerscruiks.co.uk

DESCRIPTION & LOCATION

First floor office suites situated within the Chichester House development, fronting Chichester Road, within close proximity to the main Southend High Street, and all local amenities.

Accessed via a communal entrance, the premises currently comprise majority open plan office space, however can be divided to provide separate suites.

The development further benefits communal kitchen and w/c facilities.

On site car parking may be available via separate negotiation.

TENURE

Leasehold

TERMS

Available by way of new full repairing and insuring leases

ACCOMMODATION

Suite Number	Size (sq. ft.)	Rent pax (Plus VAT if applicable)
Suite 9	269	£2,690 pax
Suite 15	366	£3,660 pax
Suite 15a	290	£2,900 pax

SERVICE CHARGE

Charge levied for the upkeep of the communal areas.

BUSINESS RATES

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

LEGAL COSTS

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

VIEWING

By prior appointment with the landlord's appointed agent:

Ayers & Cruiks

01702 343060

REF: CH/0718



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All Statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, or the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

Subject to contract & plus VAT if applicable.