



**MAITLAND  
HOUSE**

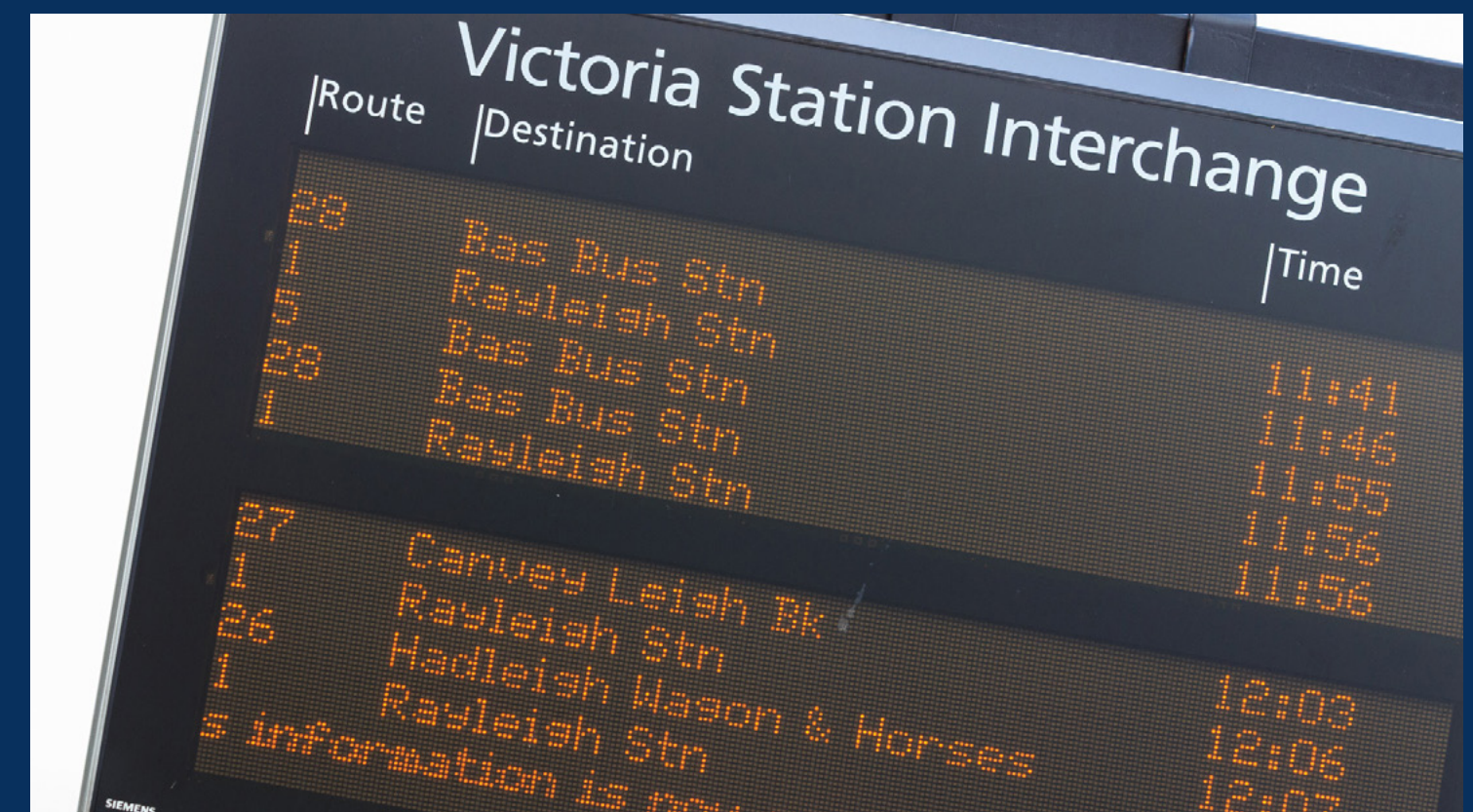
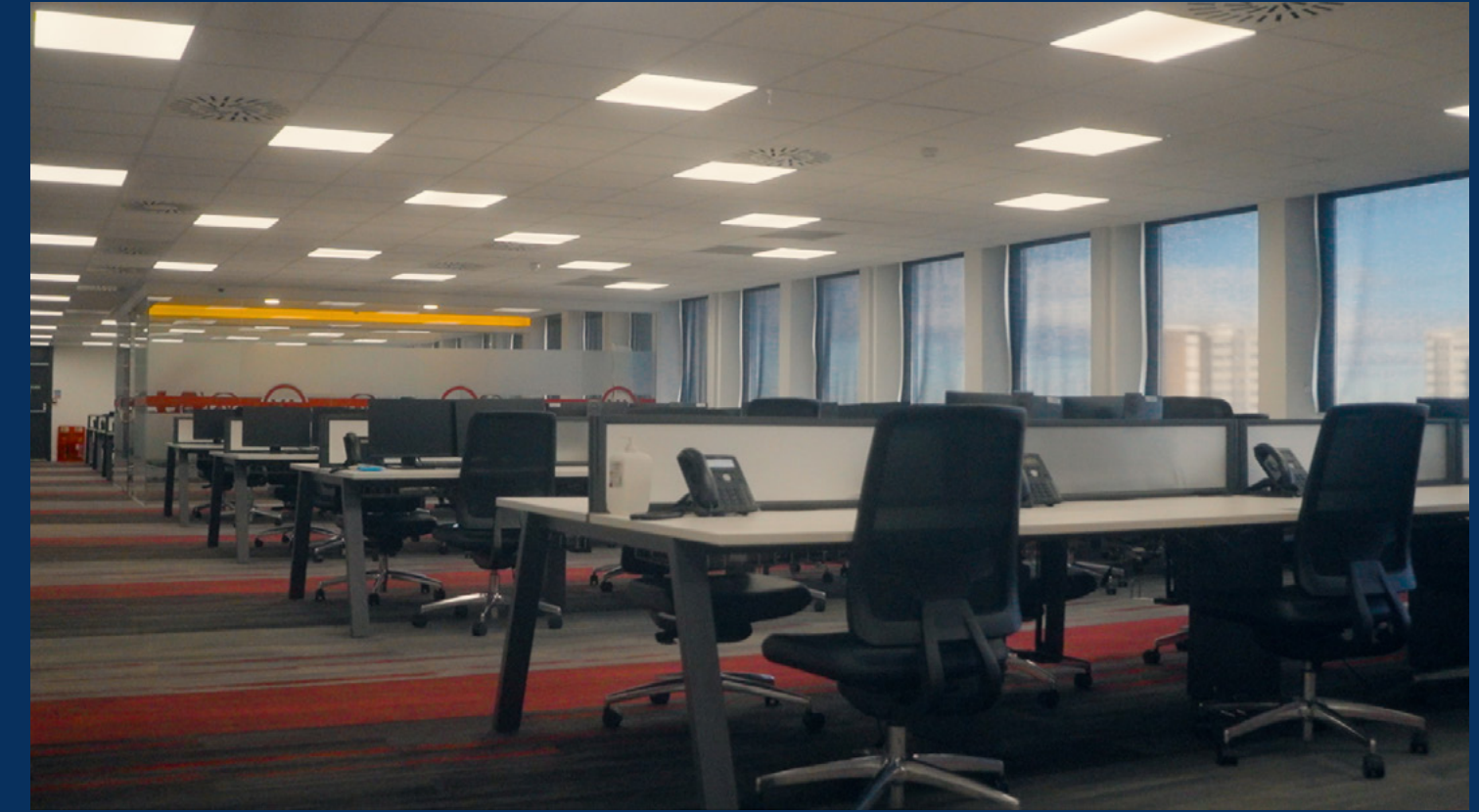
**A LANDMARK OFFICE BUILDING IN THE  
HEART OF SOUTHEND-ON-SEA**

**MAITLANDHOUSE.COM**

MODERN TOWN CENTRE OFFICE SPACE

# CENTRALLY LOCATED & READY FOR BUSINESS

Just under 1 hour from London's Liverpool Street station and within 5 minutes walk to Southend Victoria station, Maitland House is a prime office in a location with an abundance of amenities in the immediate vicinity.





## MODERN TOWN CENTRE OFFICE SPACE

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Maitland House is a 11 storey landmark mixed-use development incorporating a Travelodge Hotel, and an F45 Training Gym.

The entire building extends to over 160,000 sqft and is sited in a location home to major office tenants including Revive Digital, Reed Group, Lambert Smith Hampton, Insure & Go and Direct Call Centres.



## FEATURES

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**SPECTACULAR VIEWS FROM  
VARIOUS FLOORS**

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**ONSITE HEALTH & FITNESS CLUB WITH  
DISCOUNTED MEMBERSHIP**

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**EASY ACCESS TO TRAVEL POINTS IN  
AND OUT OF SOUTHEND**

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**TOWN CENTRE LOCATION WITH EASY  
ACCESS TO BEACH AND ATTRACTIONS**

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**AVAILABLE ON FLEXIBLE LEASE TERMS  
AT VERY COMPETITIVE TERMS**

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**POUND FOR POUND THE MOST  
AFFORDABLE OFFICES IN THE SOUTH EAST**

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## LOCATION

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# IN THE HEART OF SOUTHEND-ON-SEA

Southend-on-Sea is the anchor point for the North Thames gateway and a powerhouse commercial location in Essex.

With London just an hour away and Maitland House within a train ride of over 365,000 people, Southend-on-Sea is a thriving location for office users and employers alike.



**ON FOOT**

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**1 MIN**

Costa Coffee

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**2 MINS**

Victoria Shopping Centre

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**4 MINS**

Odeon Cinema

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**5 MINS**

Sainsbury's

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**5 MINS**

M&S Foodhall

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**6 MINS**

Southend Victoria train station

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**6 MINS**

Southend Central train station

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**7 MINS**

The Royals Shopping Centre

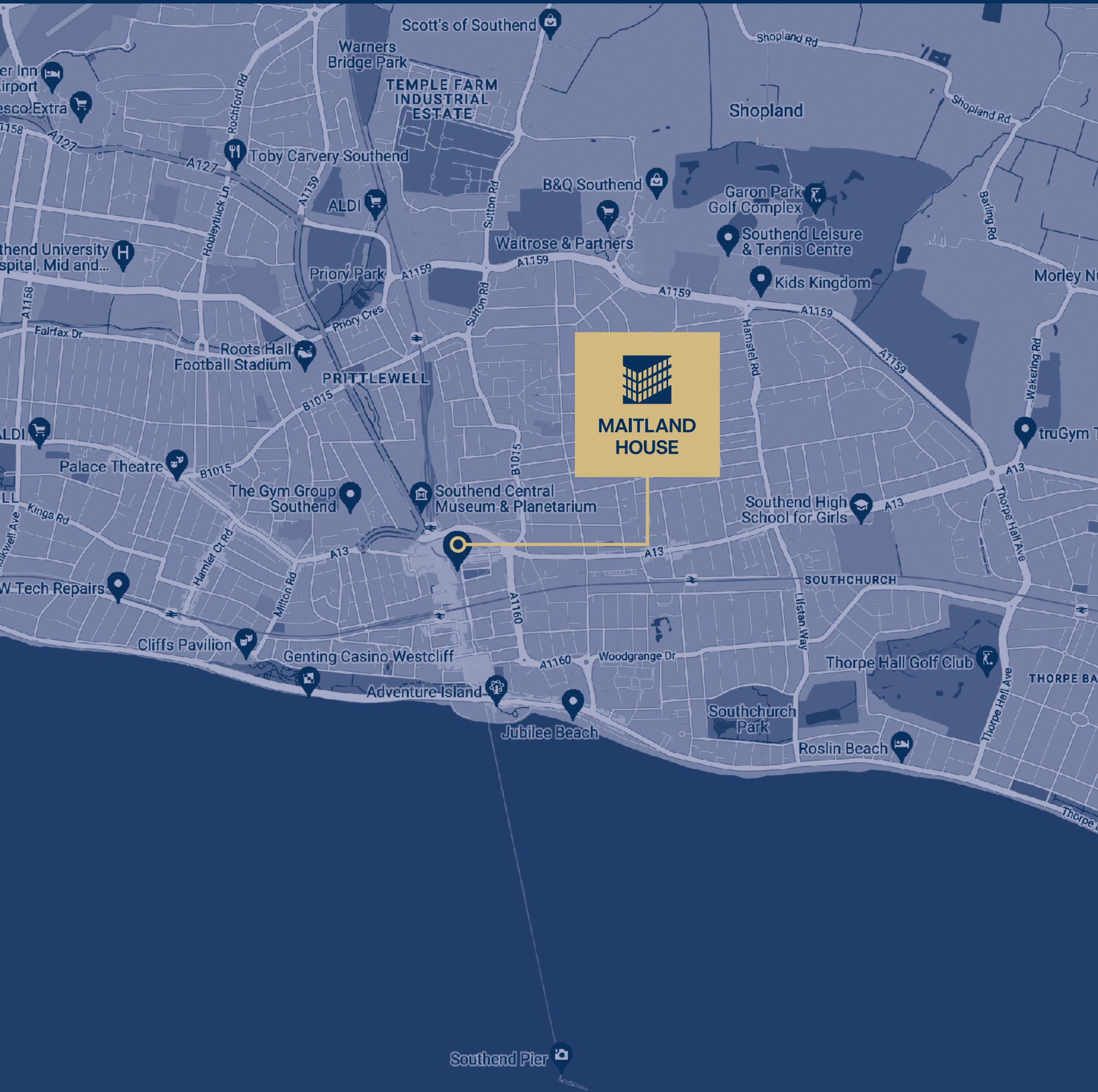
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**13 MINS**

Southend Pier

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# MAP



## BY TRAIN

(from Southend Victoria)

**5 MINS**

Southend Airport

**28 MINS**

Billericay

**34 MINS**

Shenfield

**1 HR 3 MINS**

London Liverpool Street

## BY TRAIN

(from Southend Central)

**8 MINS**

Leigh-on-Sea

**21 MINS**

Basildon

**54 MINS**

West Ham

**1 HR 4 MINS**

London Fenchurch Street

## BY CAR

(from Warrior Square)

**6 MINS**

Southend Airport

**27 MINS**

Chelmsford

**29 MINS**

M25 (J29)

**1 HR 2 MINS**

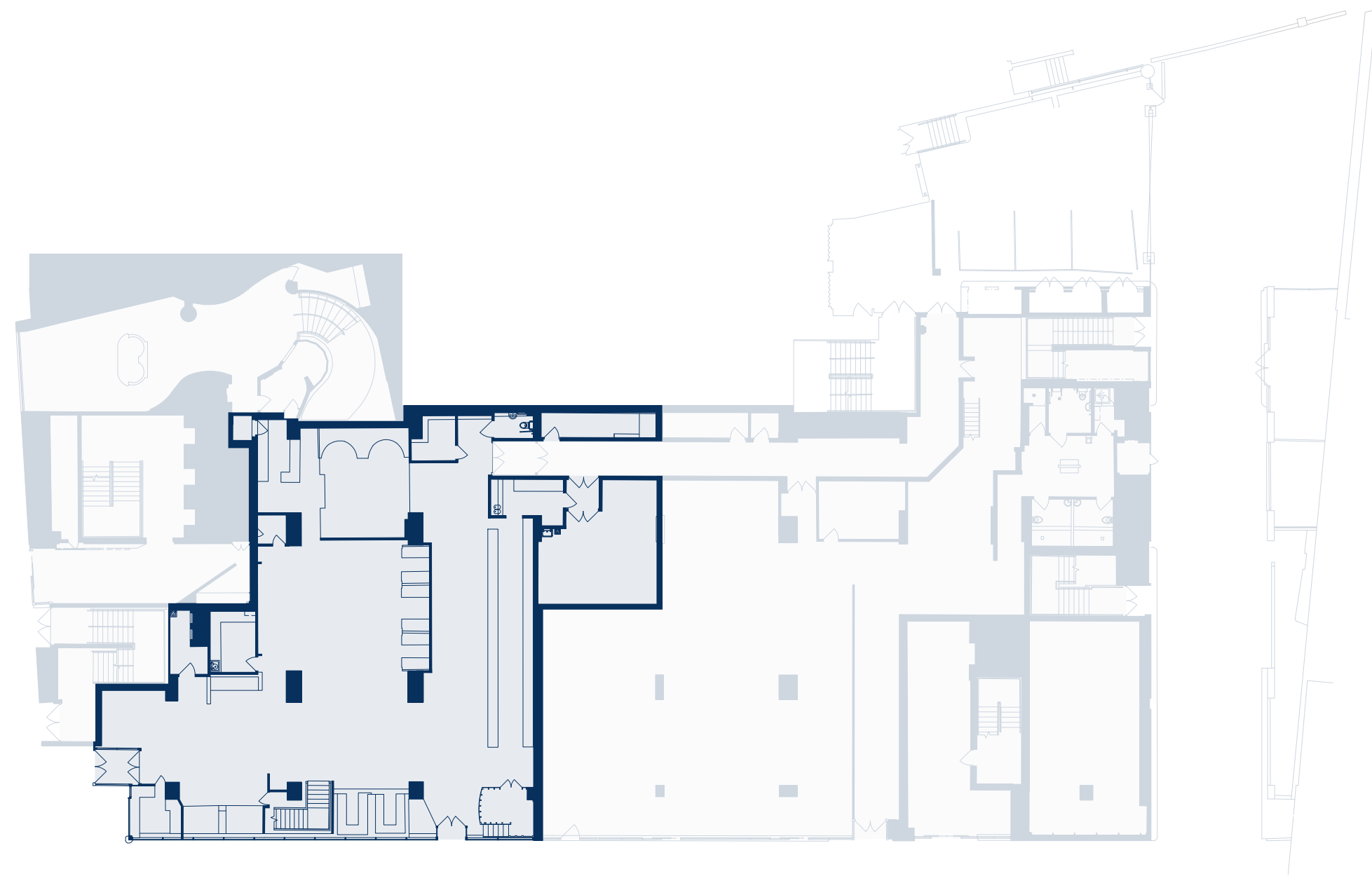
Central London

**FLEXIBLE FLOOR SPACE AVAILABLE**

# GROUND/FIRST FLOOR

9,450 sqft

Part Ground Floor/1st Floor



Ground floor

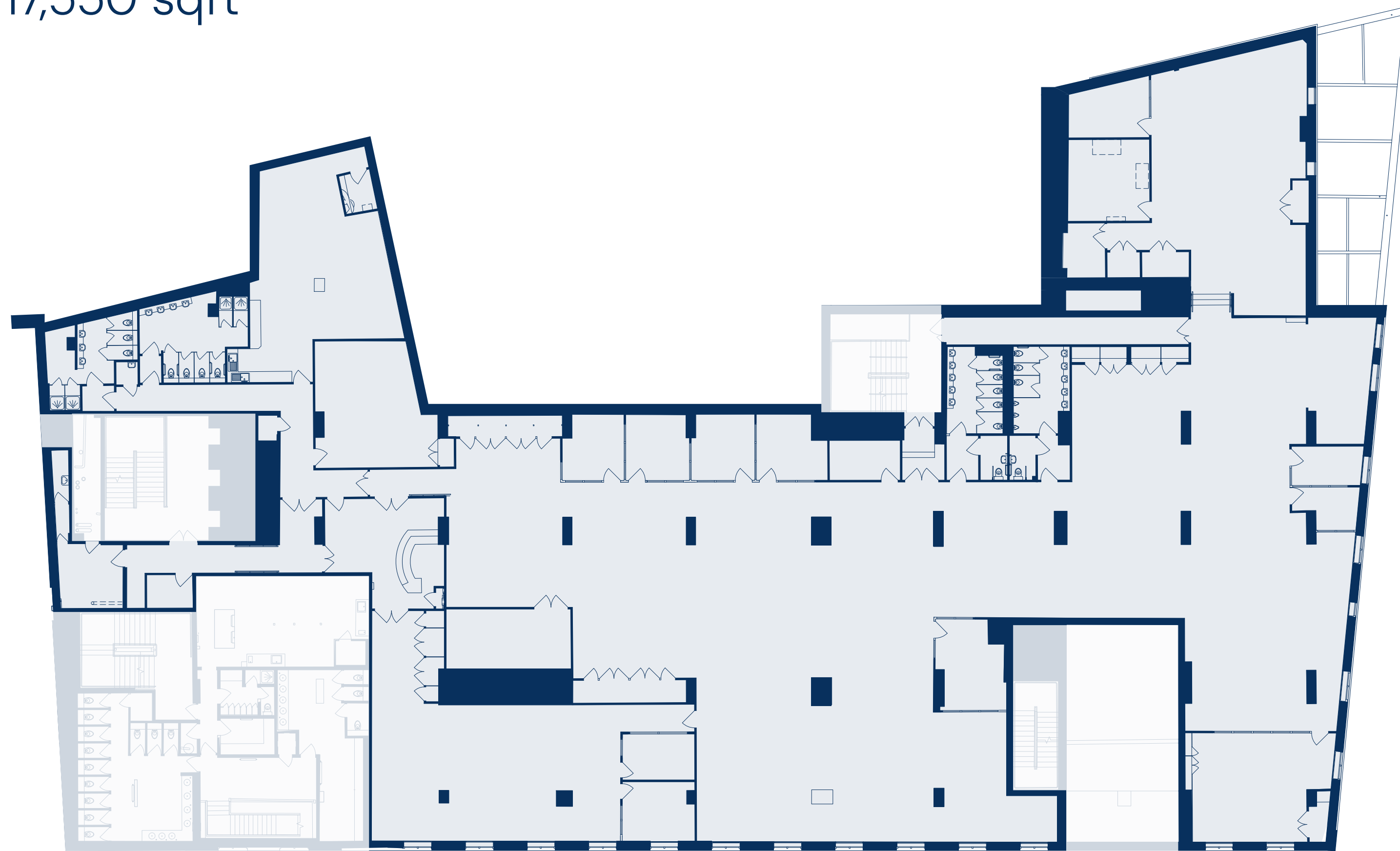


1st floor

**FLEXIBLE FLOOR SPACE AVAILABLE**

**1ST FLOOR**

17,550 sqft

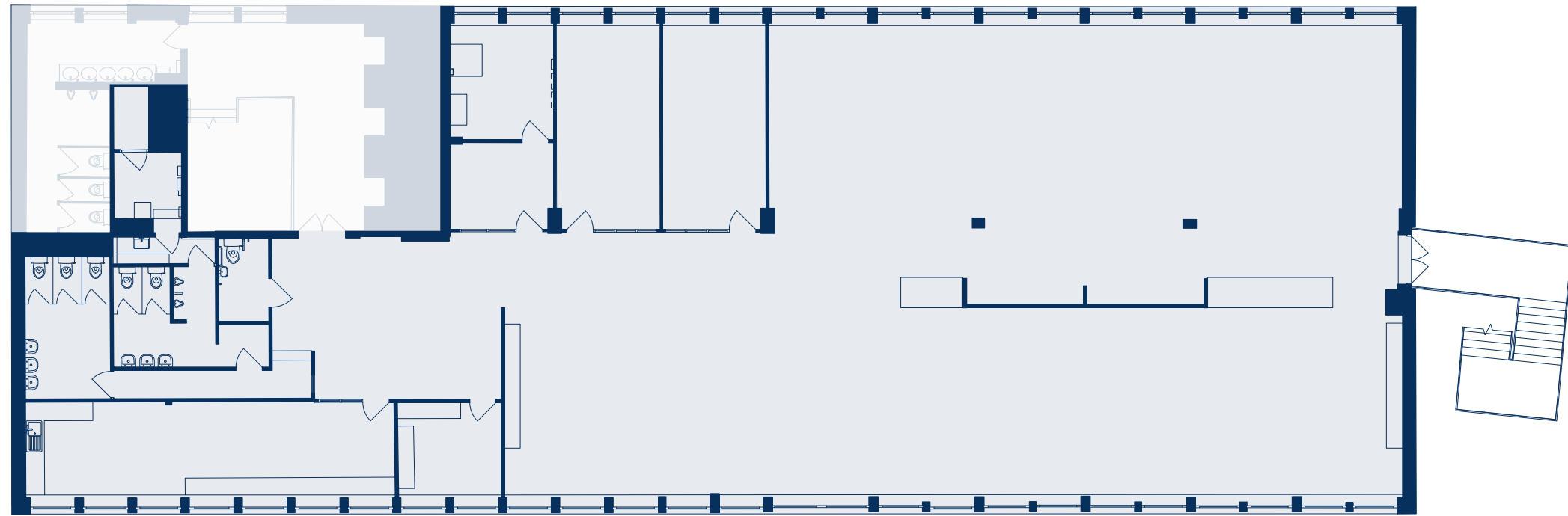


1st floor

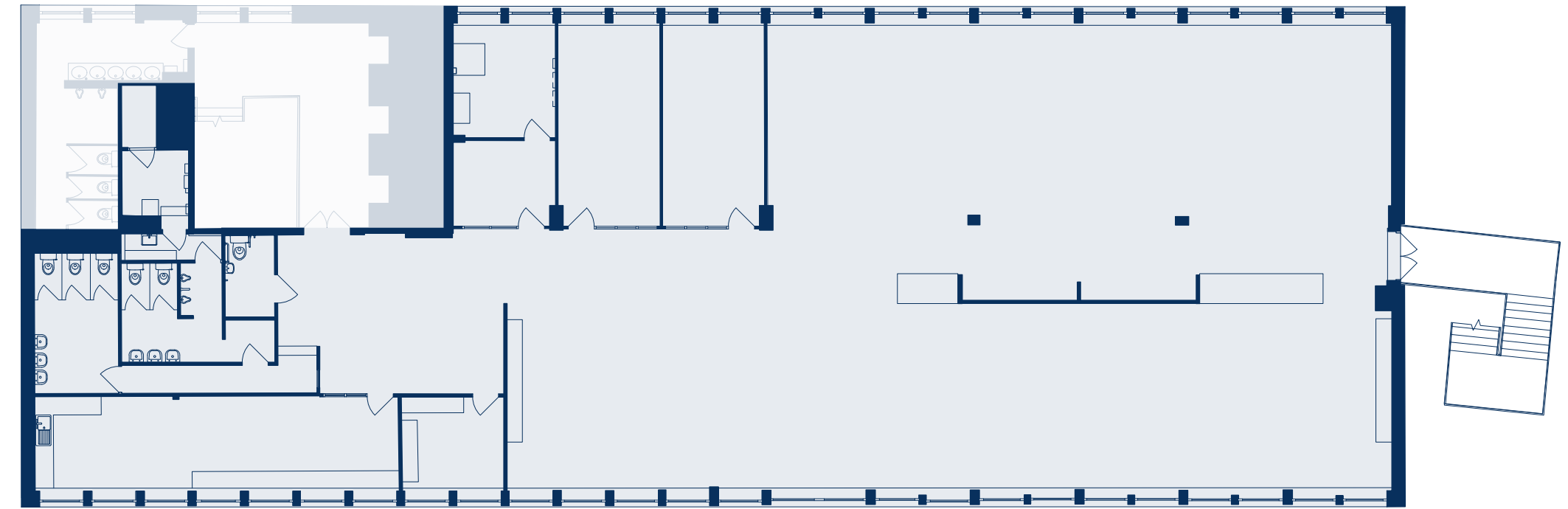
FLEXIBLE FLOOR SPACE AVAILABLE

## 8TH & 9TH FLOOR

12,626 sqft



8th floor

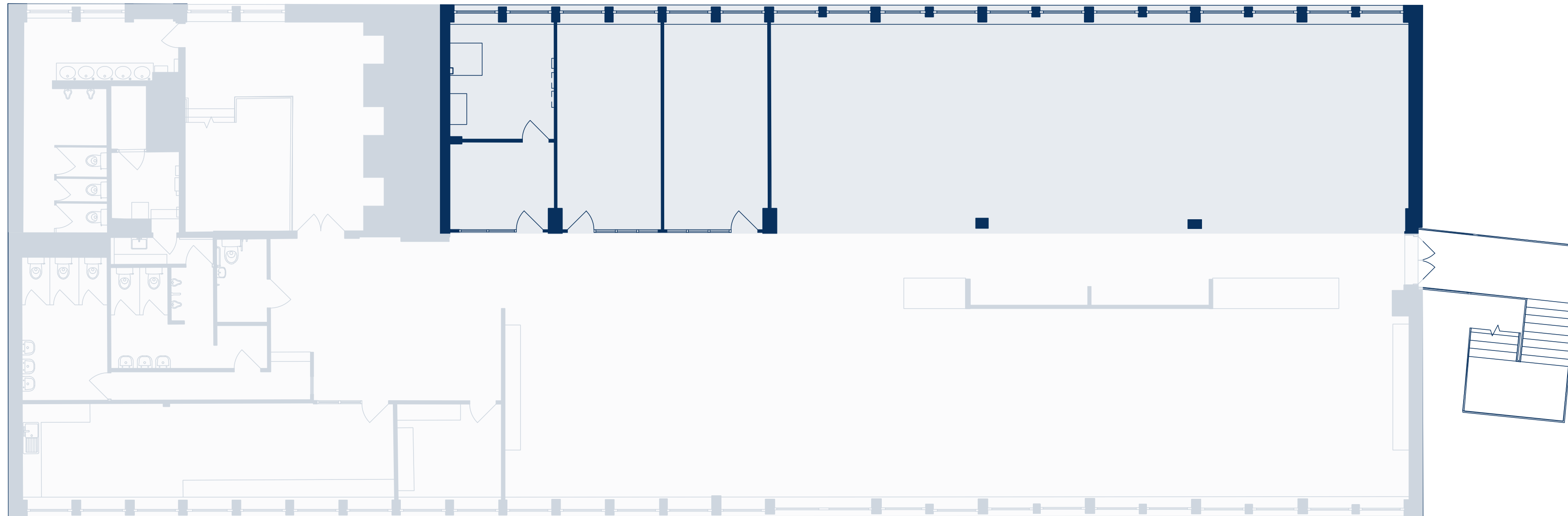


9th floor

FLEXIBLE FLOOR SPACE AVAILABLE

# 10TH FLOOR

2,250 sqft



# HEALTH & FITNESS

Located on the ground floor of Maitland House, F45 Training offers a welcoming environment to find your inner athlete.

F45 provides crafted fitness classes scheduled across the week with certified personal trainers to focus on muscle groups in your body and improve your strength, energy and flexibility. Occupiers at Maitland House receive discounted memberships.



## AGENTS

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**FOR ALL ENQUIRIES CONTACT THE LETTINGS AGENTS FOR APPOINTMENTS AND VIEWINGS.**



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HOUSE**

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