

19-20 CLIFFTOWN ROAD

Southend-on-Sea

Essex

SS1 1AB



TO LET – NEW LEASE

1st FLOOR OFFICE SUITE

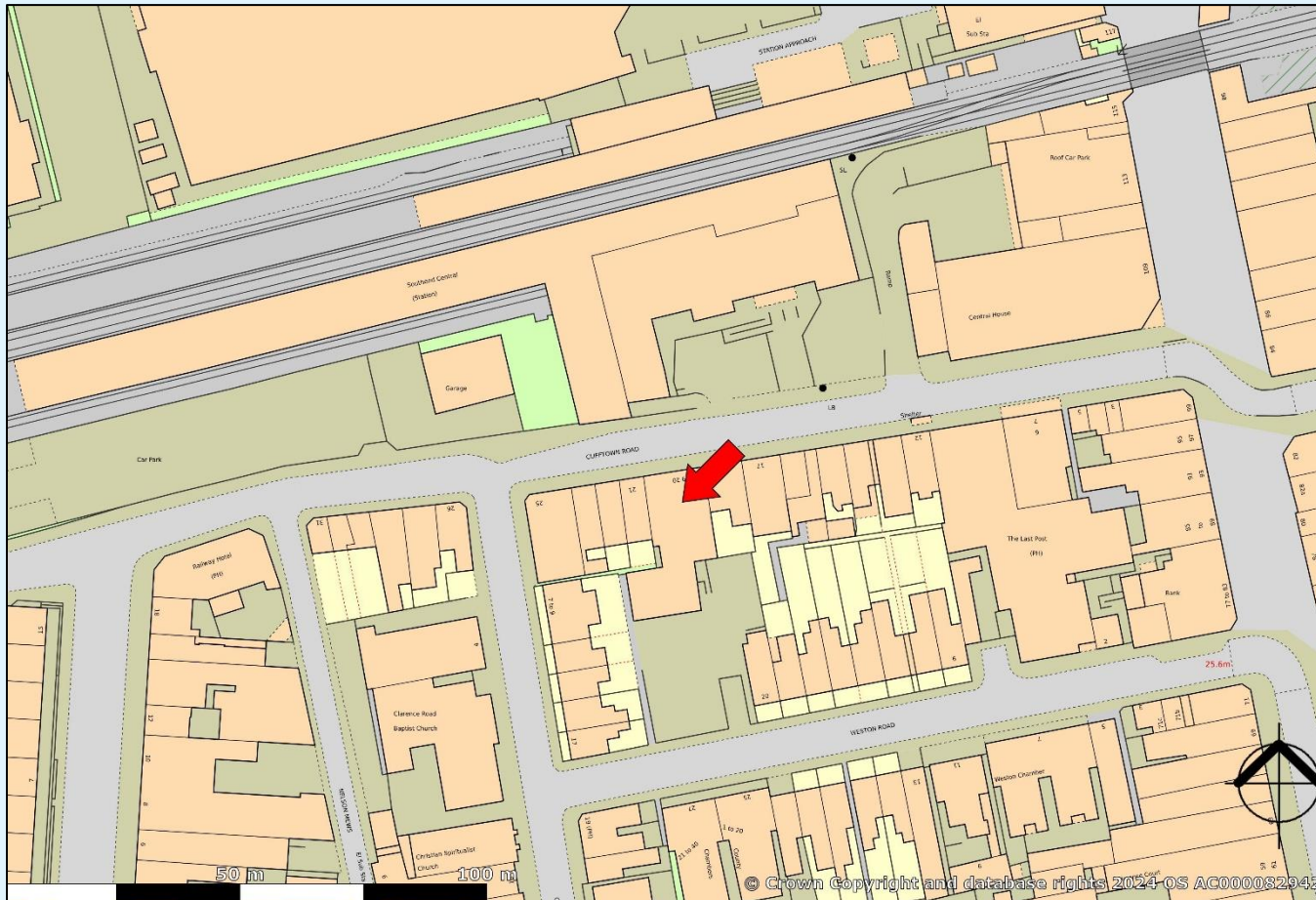
APPROX 1,800 sq ft (167.23 sq ms).

**DEDMAN
GRAY**
COMMERCIAL

19-20 Clifftown Road, Southend-on-Sea, Essex, SS1 1AB

A first-floor office suite set within a characterful, multi-occupied, office building located in the heart of Southend City Centre and directly opposite Southend Central Station. The suite is air conditioned and has a highly contemporary style – and can be offered furnished. Up to 5 car parking spaces can be made available by way of a separate licence agreement.

Southend is located approx. 45 miles east of London and is served by two mainline train stations (London Liverpool Street & Fenchurch Street lines).



Accommodation

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis:

Offices: 1,800 sq ft (83.61 sq ms)

Features

- To Let – New Lease
- Self-Contained Office Suite
- Air Conditioned
- Impressive Communal Reception Area
- Close to Southend City Centre
- Up to 5 x Car Parking Spaces on licence
- Opposite Southend Central Train Station
- Can be offered furnished

Tenure

The property is available for letting by way of a new lease subject to a rent of £27,000 per annum. All other terms and conditions by negotiation. There may be scope for the suite to be made available on a furnished basis.

VAT

The property is not elected for VAT.

Service Charge

A service charge is payable for shared facilities. Full details are available on request.

Business Rates

We understand from the 2023 Rating List that the suite has an adopted rateable value of £17,000. The UBR multiplier for 2025/26 is 49.9 p in the £.

Energy Performance Certificate

The property has a Commercial Energy Certificate (EPC) rating of B-50 valid until 30 September 2030.

Rent: £27,000 per annum (Excl).



Legal Costs

Each party to bear their own.

Viewing Arrangements

Strictly via prior appointment with the sole letting agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Roy Horton T: 01702 311039

E: royhorton@dedmangray.co.uk



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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

