

19-20 CLIFFTOWN ROAD

Southend-on-Sea

Essex

SS1 1AB



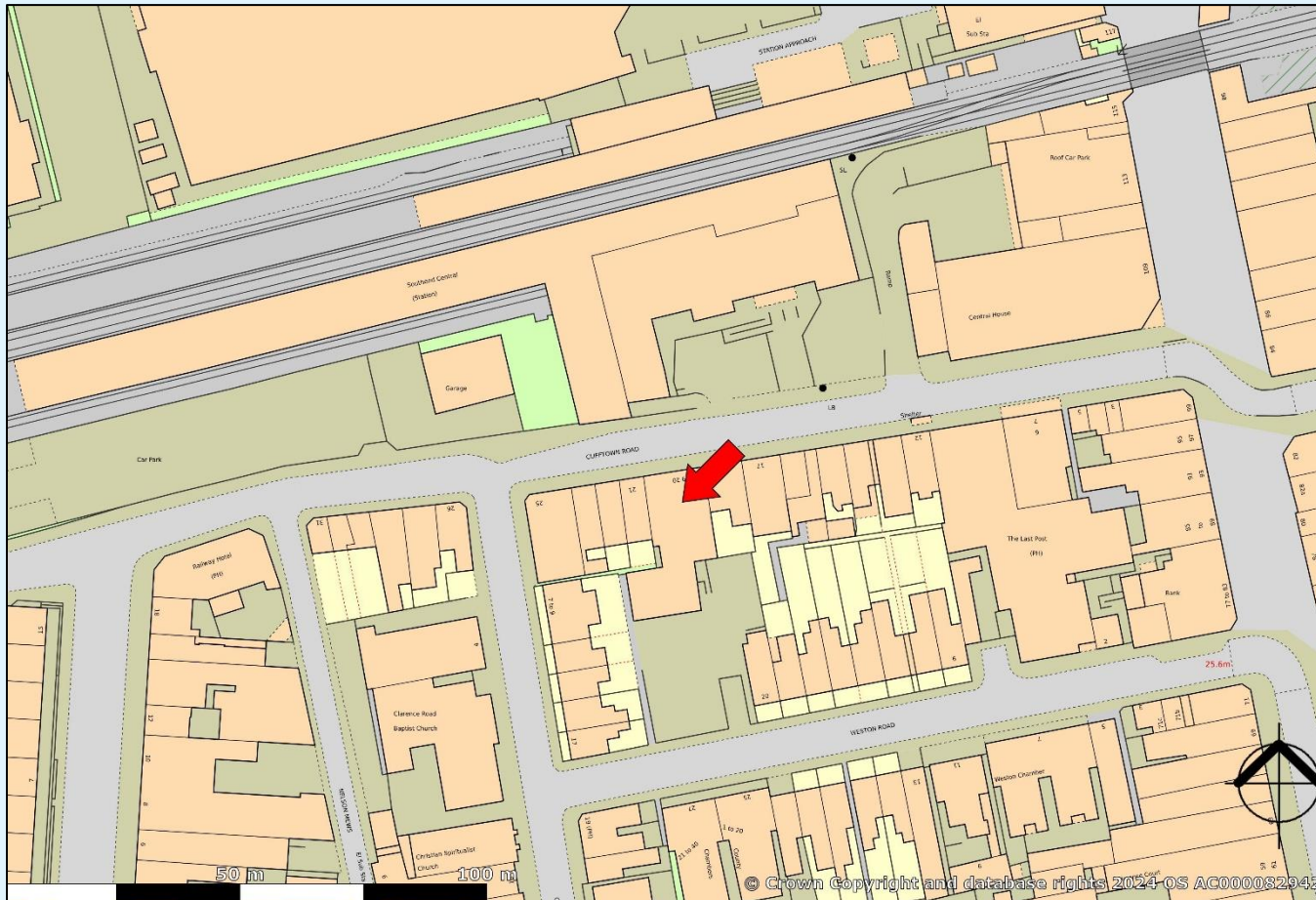
TO LET – NEW LEASE
BASEMENT RECORDING STUDIOS
APPROX 2,420 sq ft (224.81 sq ms).

DEDMAN
GRAY
COMMERCIAL

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

A rare opportunity to rent a recording studio facility which was formerly the home of Essex Radio. The space is located within the basement of a multi-occupied office building located in the heart of Southend City Centre and directly opposite Southend Central Station and is arranged to provide 5 studios with ancillary office and storage areas.

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:

| | |
|-----------------------|-----------------------------|
| Main Studio Facility: | 1,658 sq ft (154 .03 sq ms) |
| Office/Store: | 519 sq ft (48.21 sq ms) |
| Mezzanine Office: | 243 sq ft (22.57 sq ms) |

Features

- To Let – New Lease
- Recording Studio Facility
- 5 x Recording Rooms
- Close to Southend City Centre
- Opposite Southend Central Train Station
- Car Parking by negotiation

Tenure

The studios are available for letting by way of a new lease subject to a rent of £20,000 per annum. All other terms and conditions by negotiation.

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

The property appears on the 2023 Rating List as Studios & Premises with an adopted rateable value of £10,500. Small Business Rate Relief might therefore be available to qualifying tenants.

Energy Performance Certificate

The property has an expired Commercial Energy Certificate (EPC) rating of E-125. This is in the process of being renewed and will be made available.

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

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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

