

Maitland House,  
Warrior Square  
Southend On Sea,  
Essex, SS1 2JY



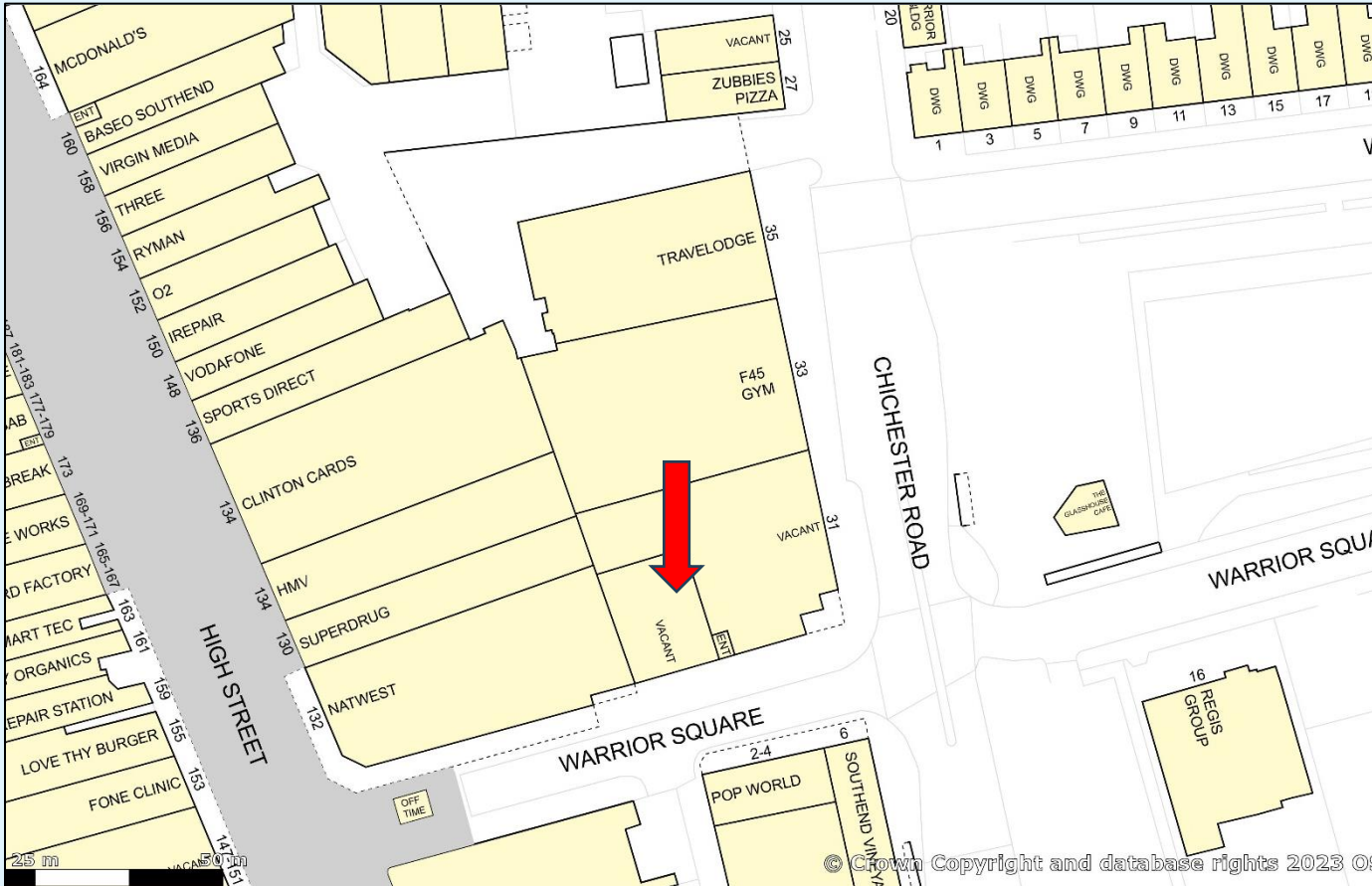
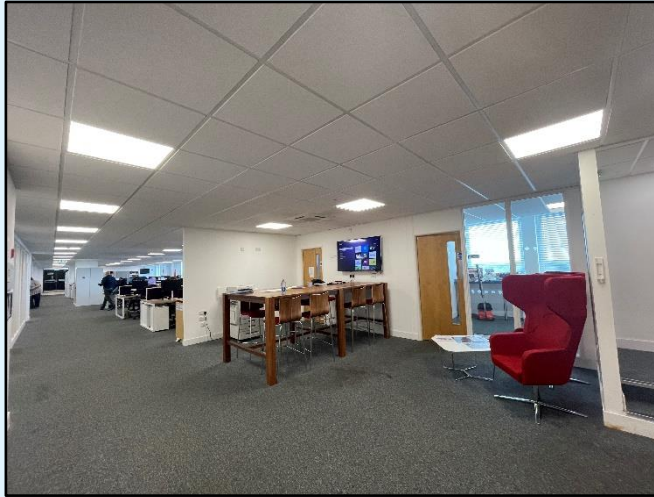
**TO LET**  
**OFFICE SUITES FROM 4,440 SQ FT (412 SQ MS) TO 17,550 SQ FT**  
**(1,630 SQ MS) IN SOUTHEND CITY CENTRE**

**DEDMAN**  
**GRAY**  
COMMERCIAL

## Maitland House, Warrior Square Southend On Sea, Essex, SS1 2JY

Maitland House, an 11-story purpose-built office block, offers open-plan office space across multiple floors. It is facilitated by three lifts servicing all levels, a stairwell, a ground-floor reception area staffed by a security guard, and separate male and female toilets on each floor. The office suites feature suspended ceilings, CAT 5 lighting, and finished with carpet tiles.

Located just off Southend on Sea High Street, the city is approximately 40 miles east of London. The A127 and A13 are the main routes connecting Southend to London, offering direct access to the M25 and the National Motorway Network. Southend is served by two mainline railway stations:



Southend Victoria, providing a direct connection to London Liverpool Street, and Southend Central, terminating at London Fenchurch Street. London Southend Airport, situated less than 3 miles away, offers flights to numerous European destinations.

### Accommodation:

The premises have been measured on a Gross Internal (GIA) basis and the following approximate floor areas calculated:

First Floor Offices:	17,550 sq ft (1,630 sq ms)
Fourth Floor Offices:	4,440 sq ft (412 sq ms)
Eighth Floor Offices:	6,313 sq ft (586 sq ms)
Ninth Floor Offices:	6,313 sq ft (586 sq ms)
Eleventh Floor Offices:	6,313 sq ft (586 sq ms)

### Features:

- Lift To All Floors
- City Centre Location
- Available Immediately (11<sup>th</sup> Floor January 2026)
- Good Transport Links
- Onsite Security
- Various Sizes Available

### Terms:

The premises are available by virtue of a new full repairing and insuring lease, all other terms and conditions of the tenancy are by negotiation.

### Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council) to ensure that any proposed use is in accordance with the current planning policy.

### Business Rates:

Interested parties are advised to contact Southend City Council's Rates Department for further information on rates payable.

### Energy Performance Certificate (EPC):

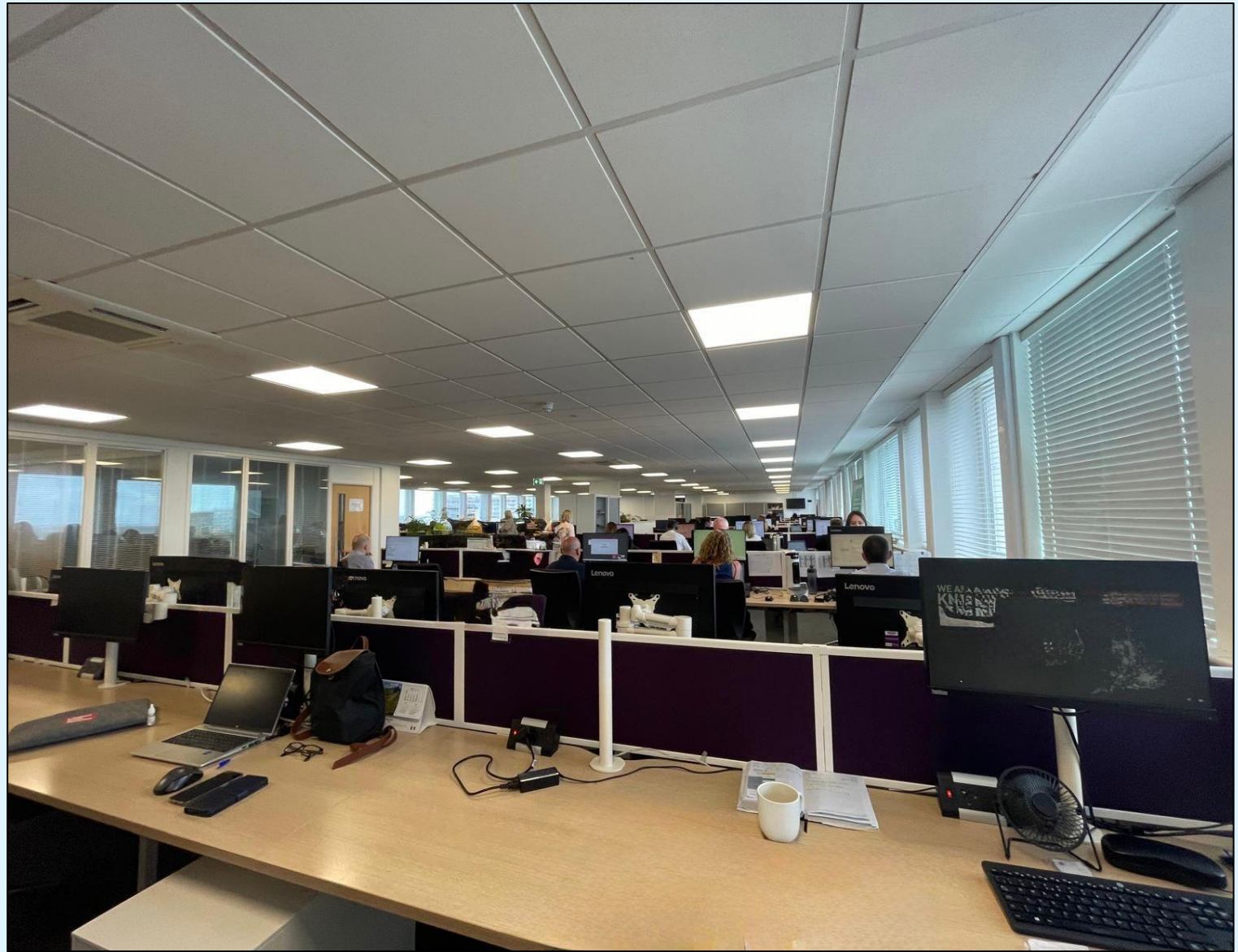
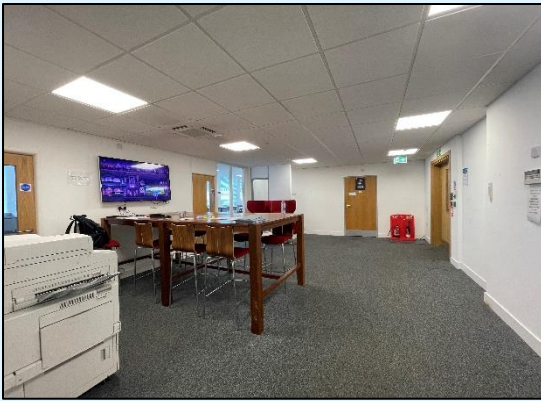
Available upon request.

### Service Charge:

£4.32 - £4.82 psf

### Rent:

£10.50 - £12 psf exclusive.



**Viewing Arrangements:**

Strictly via prior appointment with Dedman Gray Commercial.

**For further information or to arrange a viewing contact:**

**Gerard Biagioni**

**T: 01702 311 037**

**E: [gerard@dedmangray.co.uk](mailto:gerard@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

