

GROUND FLOOR OFFICE TO LET

APPROX 730 Sq Ft (67.82 Sq M)



**Ground Floor
1 Nelson Mews
Southend On Sea
Essex
SS1 1AL**

Location:

Situated in the heart of the office district in Central Southend, close to High Street, Southend Central Station, public car parks and Southend Bus Terminal Centre.

Description:

Ground Floor office suite with its own entrance door, the offices provide a main office suite with a meeting room and kitchen. The suite benefits from gas central heating, Cat 2 lighting and new carpet tiles.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor:

Main Office/Meeting Room & Kitchen	730 Sq Ft	67.82 Sq M
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Features:

- Within Southend Office District
- Cat 2 lighting
- Gas Central Heating
- train

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£9,000 Per Annum exclusive.

Service Charge:

Service Charge Applicable.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value TBC

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.