

**196 The Broadway**  
Southend-On-Sea, Essex, SS1 3ES



**TO LET, FIRST FLOOR OFFICE ACCOMMODATION  
APPROX. 596 SQ FT (55.4 SQ. MS)**



## 196 The Broadway Southend-On-Sea, Essex, SS1 3ES

### Description

First floor office accommodation in the highly sought-after Thorpe Bay Broadway. The space is located on the first floor above a retail shop and consists of 2 private office suites, a large foyer/reception area, toilet, store and kitchen. The parade benefits from free short stay parking & a council run car park and is just seconds from Thorpe Bay Train Station.



### Location

Located in an affluent commercial trading position, on a very busy Broadway, with a mixed range of world famous brand names, as well as independent retailers, including Tesco Express, Costa Coffee, Ladbrokes and Barclays, and opposite Thorpe Bay railway station, serving Fenchurch Street London.

**Accommodation** All areas are approximate and have been measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

Total Floor Area: 596 Sq. Ft (55.4 Sq. Ms)

### Features

- First Floor Office
- Located on Thorpe Bay Broadway
- Adjacent to Thorpe Bay Train Station
- Reception Area
- 2 Private Office Suites
- New FRI Lease Available

**Terms** The premises are available by way of a new effective fully repairing and insuring lease at a rent of £12,000 per annum (plus VAT if applicable). All other terms and conditions by negotiation.

**Business Rates** The property is entered on the 2017 rating list as Surgery and Premises with a current rateable value of £7,700. Interested parties are advised to seek verification from Southend Borough Councils Business Rates department.

**Legal Fees** Each party to be responsible for their own legal costs.

**Viewing** By prior appointment with Dedman Gray Commercial on 01702 311111.