

SOUTHEND

14 Nelson Street, Southend on Sea, Essex SS1 1EF

OFFICE SUITE - TO LET

3,298 SQ. FT. (306 SQ. M.)

- ⇒ Premier office location
- ⇒ Character ground and first floor offices
- ⇒ Sought after location
- ⇒ Walking distance to Southend High Street and train station
- ⇒ Rents £33,000 per annum exclusive



DESCRIPTION AND LOCATION:

Nelson Street is one of the premier office locations in Southend town centre, being one of the most attractive locations with a tree-lined road with regency office buildings to both sides.

Southend Central railway station is located within a few minutes' walk. Nelson Street benefits on-street parking and within a short distance there is a NCP car park.

Southend High Street and local amenities all lie within easy walking distance of the premises.

The accommodation is arranged at ground and first floors comprising several offices together with kitchen and separate toilet facilities. Well appointed offices incorporating carpeting and lighting.



LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

EPC

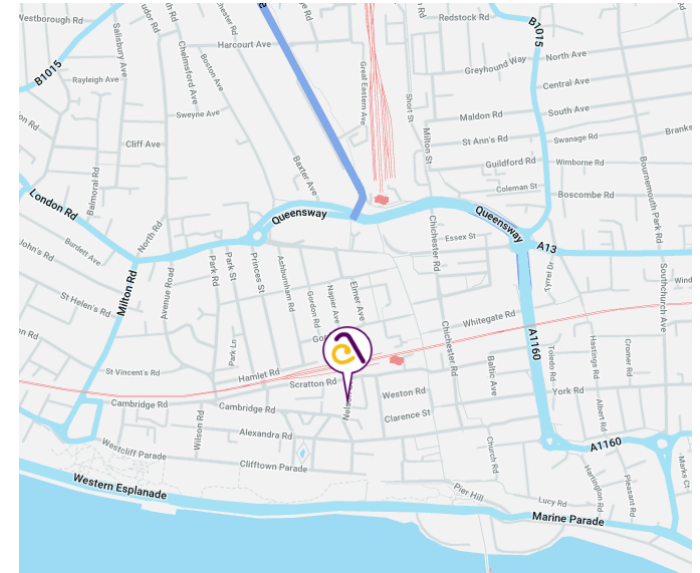
EPC rating of C-66. Certificate available on request.

BUSINESS RATES (2018/2019)

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

VIEWING

To arrange a viewing, please contact Ayers & Cruiks.



TERMS

The premises are available to let upon a new lease, term to be agreed.



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



Misrepresentation Act 1967

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