Ground Floor Rear Office, 11 Nelson Street
Southend-on-Sea, Essex, SS1 1EF

TO LET, SOUTHEND CITY CENTRE, ESSEX, 2 PERSON OFFICE SUITE ON FLEXIBLE/ALL INCLUSIVE TERMS

DEDMAN GRAY COMMERCIAL

Ground Floor Rear Office,
11 Nelson Street,
Southend-on-Sea,
Essex, SS1 1EF

A very well-presented two person Office suite within an attractive terraced building on the sought after Nelson Street, Southend.

Accommodation: All areas are approximate, and were measured on NIA (Net Internal Area) basis. 180 sq.ft. suitable for two people. The tenant shall have shared use of a basement kitchen/break out area & WC's.

Features:

- Furnished Office Suite
- Southend City Centre
- Flexible Terms Available
- High Speed Internet (100Mbps)
- Immediately Available STS
- Close High Street & Station

Terms: The office is available to occupy on a flexible monthly licence, subject to an all-inclusive rent of £500 per month. (VAT not payable). All other terms and conditions by negotiation.

Energy Performance Certificate: A copy of the EPC is available on request, which has a rating of 'C' (76-100).

Viewing: By prior appointment with Dedman Gray Property Consultants on 01702 311 111.

DEDMAN GRAY COMMERCIAL

13 Nelson Street, Southend, Essex, SS1 1EF Tel: 01702 311111 E: commercial@dedmangray.co.uk

www.dedmangray.co.uk

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