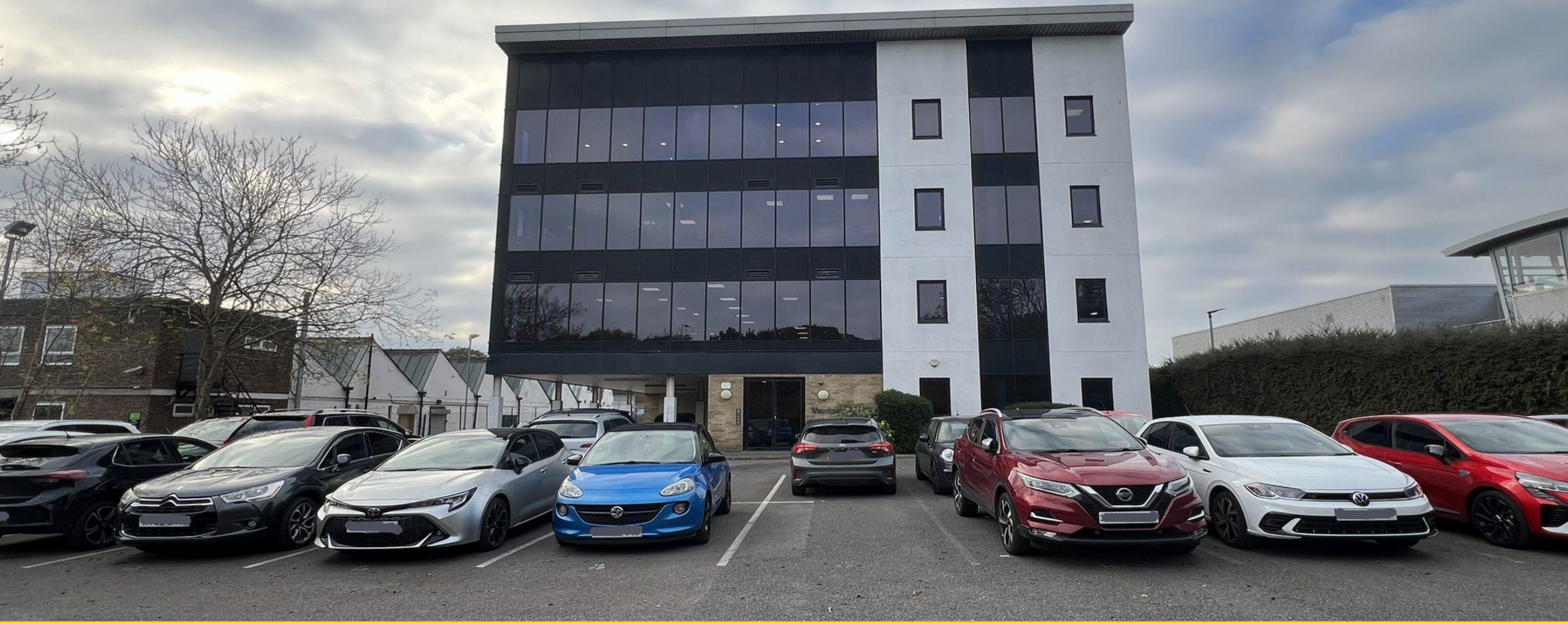


Vantage House

6-7 Claydons Lane

Rayleigh, Essex, SS6 7UP



TO LET
HIGH SPECIFICATION OFFICE SUITE – 2nd FLOOR
APPROX 1,855 SQ FT (172 SQ MS)

DEDMAN
GRAY
COMMERCIAL

Vantage House 6-7 Claydons Lane Rayleigh, Essex, SS6 7UP

Second floor office suite within a modern, detached, building of steel frame construction with brick and glazed elevations. There is a lift, and the offices also benefit from air conditioning/heating units, raised floors, suspended ceilings with CAT II lighting and 8 allocated car parking spaces. The space is mainly open plan, with two glazed cellular offices.

The building fronts the A127 London Arterial Road overlooking the west-bound slip road to Rayleigh Weir approximately 6 miles west of Southend on Sea, and 8 miles east of Basildon and therefore provides good access links to the M25 motorway (J29) the A130 and A12.



Accommodation

All floor areas are approximate and have been measured on a net internal basis.

Part 2nd Floor Office Suite: 1,855 sq ft (172sq ms)

Features

- Modern Office Building
- Prominent Position
- Air Conditioned
- Double Glazed
- Communal Reception Area
- Door Entry System
- Passenger Lift
- Raised access flooring
- 8 Car Spaces

Terms

The premises are available by virtue of a new effective FRI lease at a rent of £31,620 p.a. All other terms and conditions of the lease will be by negotiation

Service Charge

The tenant shall pay a fair and reasonable proportion (pro-rata) of the building's service charge and insurance premium. Full details available on request.

Business Rates

The premises appear in the 2023 Rating List as 'Offices & Premises' with a rateable value of £22,250, thus suggesting an annual notional business rates liability of approx. £11,100. Interested parties are nevertheless advised to seek verification of the actual rates payable from Castle Point Council.

Energy Performance

The property has a Commercial Energy Performance Certificate (EPC) rating of D-95 valid until 20 September 2028

RENT: £31,620 per annum plus VAT



Legal Fees

Each Party to bear their own

Viewing Arrangements

Strictly through prior appointment with Dedman Gray Commercial on 01702 311111.

Roy Horton

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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

