

375-377 Rayleigh Road,
Leigh-On-Sea,
Essex,
SS9 5PS.



TO LET – GROUND FLOOR OFFICES 1919 SQ. FT. WITH PARKING FOR SEVERAL VEHICLES PLUS GARAGE.

**DEDMAN
GRAY**
COMMERCIAL

An attractive Victorian building situated on the busy Rayleigh Road offering a flexible space including offices fronting the road which benefit from a rear courtyard.

The property is situated on a busy retail parade with layby parking to the front and Rayleigh town centre approximately 2.5 miles away.

Accommodation:

Ground Floor Offices

Office 1	165 sq ft (15.36 sq m).
Office 2	161 sq ft (14.99 sq m).
Office 3	92 sq ft (8.52 sq m).
Office 4 & 5	183 sq ft (16.97 sq m).
Office 6	147 sq ft (13.64 sq m).



Office 7	134 sq ft (12.44 sq m).
Office 8	118 sq ft (10.97 sq m).
Reception	225 sq ft (20.9 sq m).
Kitchen	23 sq ft (2.1 sq m).

Features:

- Detached Victorian Building.
- Air Conditioning.
- Gas Central Heating.
- New FRI Lease Available
- Available Immediately.
- Retail Parade.

Services:

Although we are advised that the property benefits from all mains services, interested parties are recommended to make their own enquiries as to the existence and adequacy of these.

Terms:

A new fully repairing and insuring lease will be made available at a commencing rent of £40,000. per annum (VAT not applicable). All other terms by negotiation.

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend Borough Council 01702 215000) to ensure that any proposed use is in accordance with current planning policy.

Business Rates:

The property appears on the 2023 rating list as a Shop & Premises. Please contact Southend City Council 01702 215000 for the current rateable value..

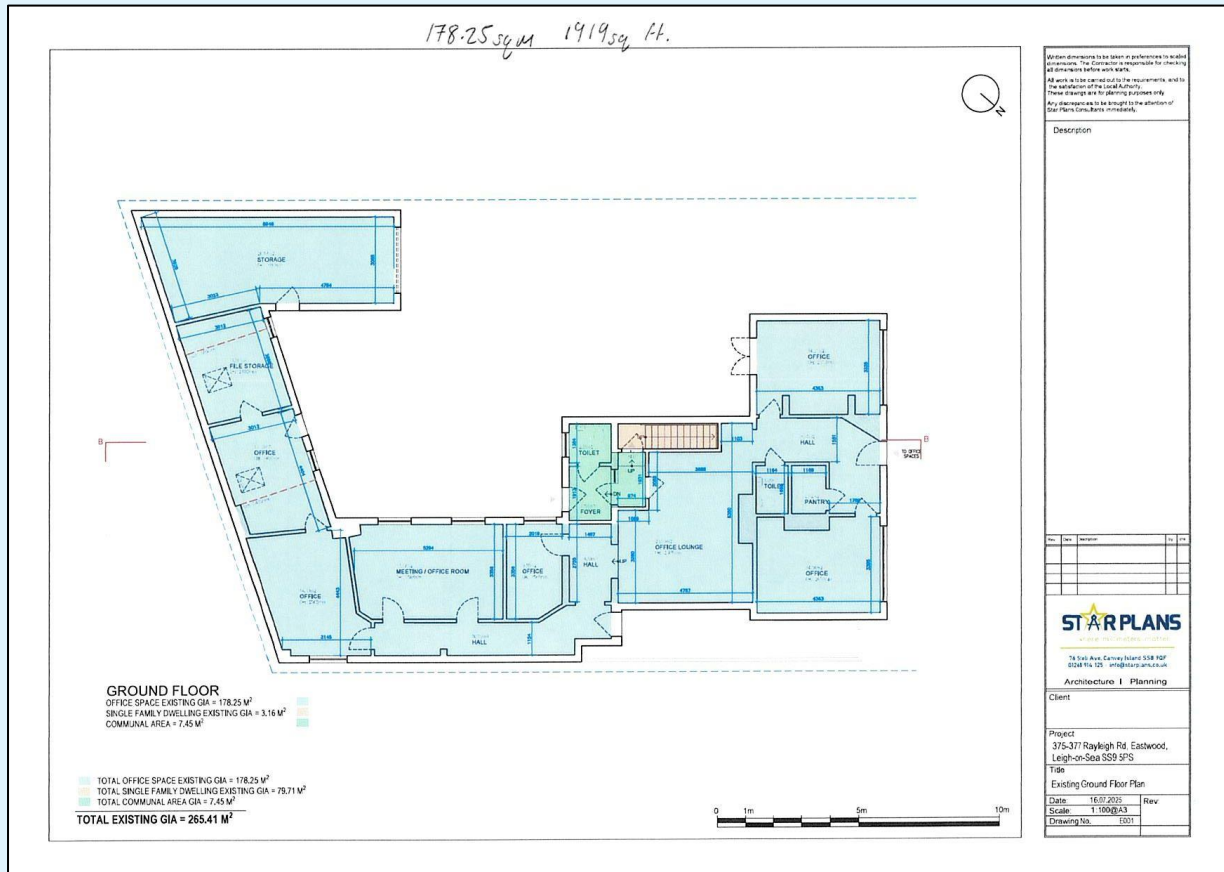
Energy Performance Certificate: N/A

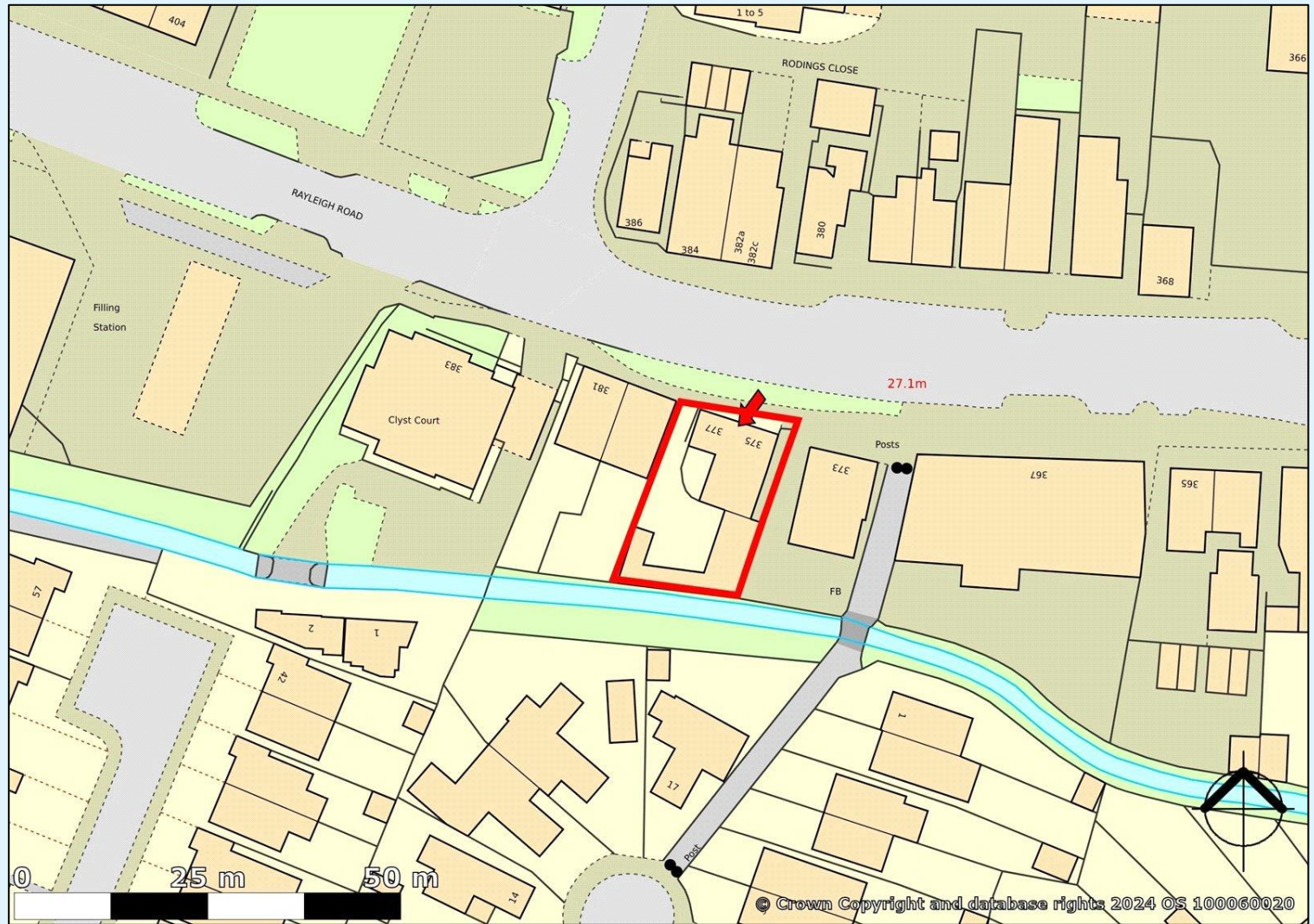
Legal Fees:

Each Party to Bear their own costs.

Viewing:

For further information or to arrange a viewing please contact Matt Parsons 01702 311143 matt@dedmangray.co.uk





Legal Fees

Each party to bear their own costs.

Further Information & Viewings

For further information or to arrange a viewing please contact Matt Parsons 01702 311143 matt@dedmangray.co.uk



13 Nelson Street, Southend on Sea, 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

