

**22-24 Hamlet Court Road
Westcliff-On-Sea
Essex
SS0 7LX**



**TO LET, WESTCLIFF-ON-SEA ESSEX
HANDSOME OFFICE BUILDING IN APPROX. 4,200 SQ.FT.**

**DEDMAN
GRAY**
Property Consultants

**22-24 Hamlet Court Road
Westcliff-On-Sea
Essex, SS0 7LX**

A handsome Office building arranged over two floors & basement, offering approx. 4,200 sq.ft. overall. Suitable for a variety of 'E' class uses.

All measurements are approximate and were measured on a GIA (Gross Internal Area) basis.

Ground Floor: Entrance lobby/hallway giving access to 5 rooms of various sizes, store, WC's & kitchen.

First Floor: 6 Offices of varying sizes, lobby, unisex WC, comms/server room, copy room, meeting room.

This floor has stairway access from the front & back.

Basement 700 sq.ft. with a 2m head height.

Rear access via Leonard Road with parking for 2 cars.



Accommodation:

The premises have been measured on a GIA (Gross Internal Area) basis and the following approximate floor areas calculated:

Ground Floor:	1,588 Sq.Ft.
First Floor:	1,920 Sq.Ft.
Basement:	706 Sq.Ft.

Features:

- Handsome Office Building
- Approx. 4,200 Overall
- Suit A Variety Of 'E' Class Uses
- Offered With Vacant Possession
- Basement Stores/Archive Space
- Rear Access With Parking

Terms:

To let, by way of a FR&I lease on terms to be agreed at a rent of £42,000pa. (VAT not payable).

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215 004) to ensure that any proposed use is in accordance with the current planning policy.

Services:

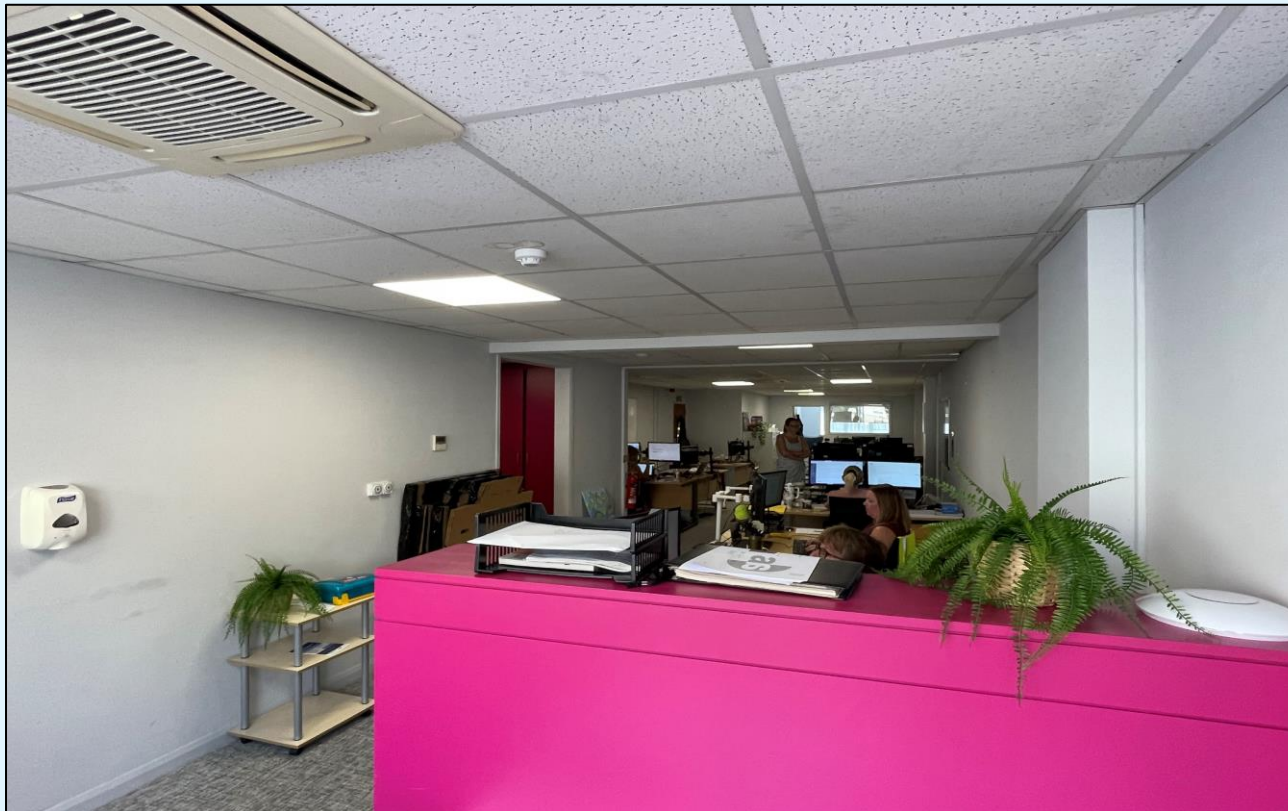
We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

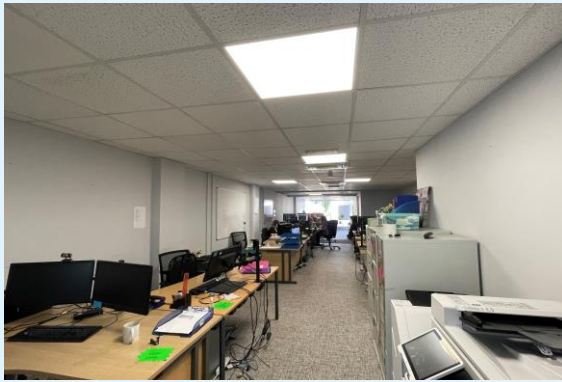
Business Rates:

The most recent rating assessment reveals a rateable value of £30,750. Applying the current multiplier suggests rates payable of some £15,000pa.

Energy Performance Certificate (EPC):

An EPC has been commissioned and will be available on request.





Viewing Arrangements:
Strictly via prior appointment with Dedman Gray
Property Consultants.

**For further information or to arrange a viewing
contact:**

Gerard Biagioni: 01702 311 037

E: gerard@dedmangray.co.uk



