

# SOUTHEND-ON-SEA



# TO LET

**13 Clarence Road,  
Southend-On-Sea,  
Essex SS1 1AN**

**OFFICE BUILDING  
1,047 SQ. FT. (97.2 SQ. M.)**



**IN THE HEART OF THE OFFICE  
DISTRICT**



**THREE STOREY BUILDING**



**EASILY ACCESSED BY PUBLIC  
TRANSPORT**



**BENEFITS FROM 2 PARKING  
SPACES**



**RENT ONLY £14,000 PER  
ANNUM EXCLUSIVE**



**Ayers & Cruiks**  
COMMERCIAL

**t. +44 (0)1702 343060**  
**w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)**

# DESCRIPTION AND LOCATION

A three-storey period style office building situated in the heart of the professional office district of Southend-On-Sea, only a short distance from Southend High Street.

The premises is easily accessed by both private and public transport with Southend Central main line railway station within easy walking distance, 2 public car parks and two parking spaces.

The premises comprises of office space on all 3 levels with a reception area to the ground floor.

W.Cs are at basement and ground floor levels.



## ACCOMODATION

Basement	338 SQ. FT. (31.4 SQ. M.)
Ground Floor	346 SQ. FT. (32 SQ. M.)
First Floor	363 SQ. FT. (33.7 SQ. M.)

**Total approx. area 1,047 SQ. FT. (97.2 SQ. M.)**

## RENT

£14,000 per annum exclusive.

## TERMS

The premises are available on a new full repairing and insuring lease, terms to be agreed.

## LEGAL COSTS

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

## BUSINESS RATES (2022/2023)

Rateable Value	UBR	Rates Payable
£7,200	49.9	£3,592.8

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

## EPC

EPC rating of D-94 Certificate available upon request

## VIEWINGS

Strictly by prior appointed via sole appointed agents **Ayers&Cruik**s



## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



**Ayers & Cruiks**  
COMMERCIAL

**t. +44 (0)1702 343060**  
**w. ayerscruik.co.uk**

**a. 86-88 Baxter Avenue**  
**Southend on Sea**  
**Essex SS2 6HZ**