

# 1111-1115 London Road

Leigh-on-Sea  
Essex SS9 3JJ



TO LET - OFFICES - LEIGH ON SEA - APPROX 1,079 SQ. FT.



## 1111- 1115 London Road Leigh-on-Sea, Essex, SS9 3JJ

### Accommodation:

All areas are approximate and have been measured on a Net Internal Area basis (NIA).

Office 1 = 215 SQ. FT.

Office 2 = 506 SQ. FT

Kitchen + Storage = 358 SQ. FT.

**TOTAL 1,079 SQ. FT.**



### Features:

- 2 x Office Space
- Large Fitted Kitchen with Storage Cupboard
- Good Transport Links
- Gas Central Heating
- Independently Accessed
- Double Glazing

### Terms:

New Lease - Terms to be agreed by both parties subject to a rent of £14,400. per annum.

### Business Rates:

Interested parties are advised to seek verification of the rates payable from Southend City Council.

### Legal Fees:

Each party to bear their own legal costs.

### Viewing:

Strictly by prior appointment through Dedman Gray Property Consultants on 01702 311111.