

19-20 CLIFFTOWN ROAD

Southend-on-Sea

Essex

SS1 1AB



TO LET

OFFICE SUITE – SEMI BASEMENT LEVEL

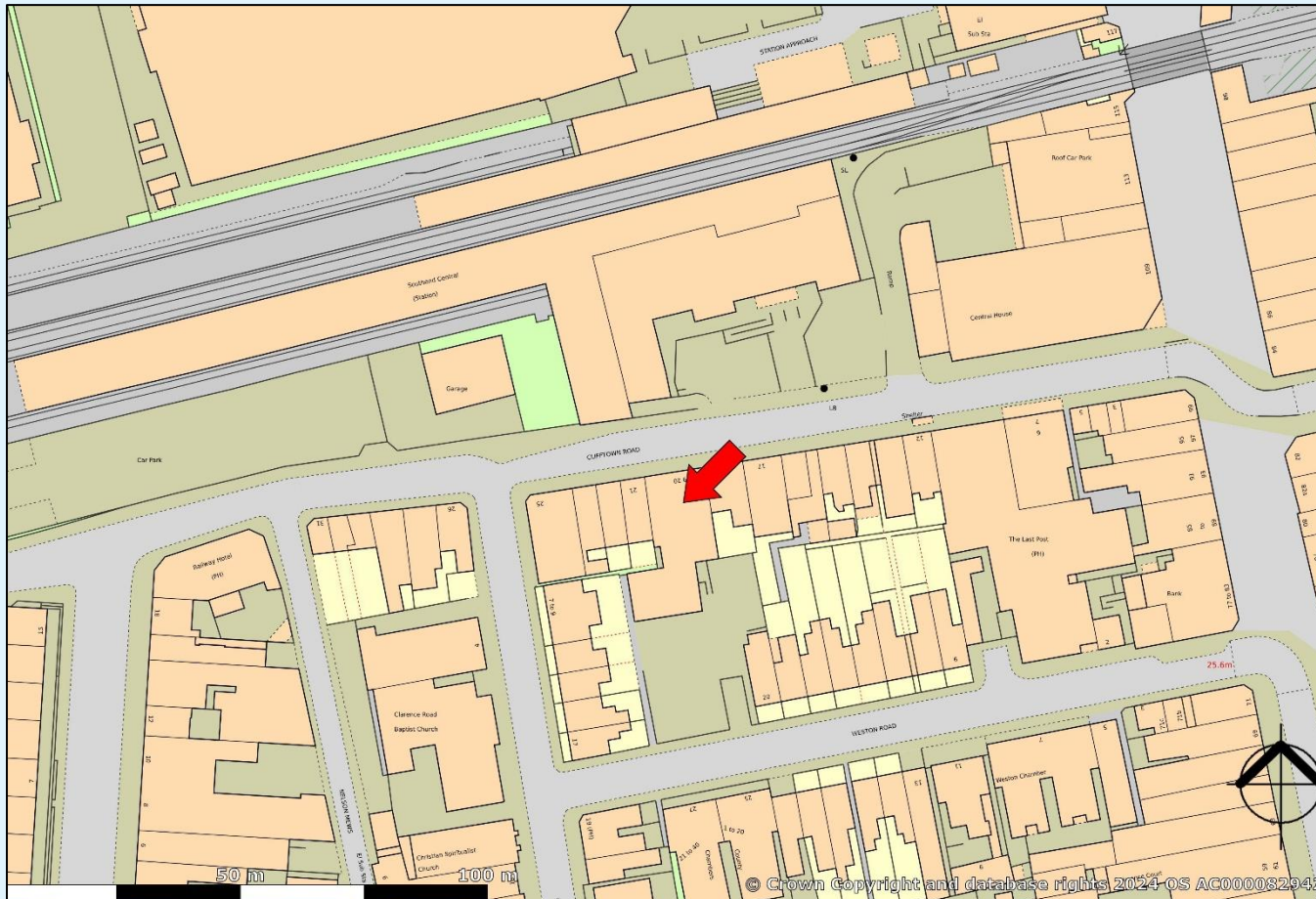
APPROX 885 sq ft (82.20 sq ms).

**DEDMAN**  
**GRAY**  
COMMERCIAL

## 19-20 Clifftown Road, Southend-on-Sea, Essex, SS1 1AB

A semi-basement level office suite set within a characterful, multi-occupied, office building located in the heart of Southend City Centre and directly opposite Southend Central Station. The suite is arranged to provide largely open plan space, plus meeting room/cellular office and benefits from air conditioning.

Southend is located approx. 45 miles east of London and is served by two mainline train stations (London Liverpool Street & Fenchurch Street lines).



### Accommodation

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis:

Offices: 885 sq ft (82.20 sq ms)

### Features

- To Let
- New Lease
- Self-Contained Office Suite
- Air Conditioned
- Impressive Communal Reception Area
- Close to Southend City Centre
- Immediate Availability
- Opposite Southend Central Train Station

### Tenure

The office is available by way of a new lease, subject to an asking rent of £12,000 p.a. All other terms by negotiation.

### Service Charge

A service charge is payable for shared facilities. Full details are available on request.

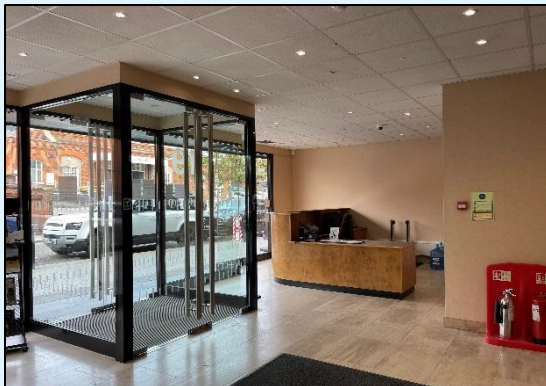
### Business Rates

The property appears in the 2026 Rating List as Offices & Premises with an adopted rateable value of £11,750. Details on actual rates payable available from Southend City Council Business Rates Team and there may be scope for qualifying occupiers to obtain Small Business Rate Relief.

### Energy Performance Certificate

A Commercial Energy Certificate (EPC) is available for inspection by interested parties.

**Rent: £12,000 per annum**



### Legal Costs

Each party to bear their own.

### Viewing Arrangements

Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

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

**Roy Horton T: 01702 311039**

**E: [royhorton@dedmangray.co.uk](mailto:royhorton@dedmangray.co.uk)**



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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

