Hair & Son

A complete property service

TO LET ON A FLEXI LEASE

828 SQ FT (77 sq m)

22, GRAINGER ROAD INDUSTRIAL ESTATE, SOUTHEND ON SEA. SS2 5DD

WORKSHOP TO LET

SITUATION AND DESCRIPTION:

The unit is located on the Grainger Road Industrial Estate, a short distance to the north of Southend Town Centre. Access is through the Greyhound Estate off Sutton Road, this leads directly to the Grainger Road Estate.

ACCOMMODATION:

WORKSHOP	18ft 6in x 44ft 9in = 828 sq ft Entrance Door. Toilet

GROSS INTERNAL FLOOR AREA 828 SQ FT

200, London Road, Southend on Sea, Essex. SS1 1PJ
01702 432255.
www.haircommercial.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES
OFT Approved code
RICS

RATEABLE VALUE: £2,500. The Business Rate for 2010/11 is 40.7p in the pound, may be subject to transitional phasing and the tenant might be eligible for 50% small business rates relief.

LEASE TERMS: To be let on a new 7 year full repairing and insuring lease to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954, at a rent of **£3,650 per annum** subject to review after five years. The tenants repairing obligation is to be limited by reference to a photographic schedule of condition.

SERVICE CHARGE The rent charged will exclude estate service charge, fire insurance and water rates. Full details on application.

BREAK OPTION The lease will include provision for the tenant and landlord to break the lease on giving no less than three months notice.

VIEWING: By prior appointment with the owners letting agents:- *Issued 22/2/11*

HAIR & SON COMMERCIAL SOUTHEND 01702 432255

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. Any floor plans are not to scale and only provide an indication of the layout.