

Suite 17, Business Centre

8 Maderia Avenue,
Leigh-On-Sea,
Essex, SS9 3EB



**TO LET LEIGH-ON-SEA ESSEX ALL INCLUSIVE SERVICED OFFICE SUITE,
APPROX 276 SQ. FT. (25.62 SQ. MS)**

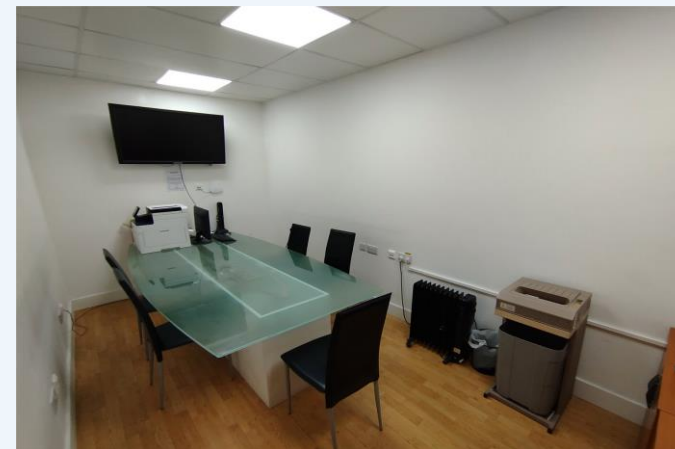


Accommodation: All areas are approximate and have been measured on a Net Internal Area basis (NIA).

Suite 17 - 276 Sq. Ft. (25.62 Sq. Ms)

Features:

- Free Meeting/Board Room Facilities
- CAT 5 Cabling
- Fully Air Conditioned
- 24/7 Secure Door Entry System
- All Inclusive Rent
- Flexible Terms Available



Terms: The Business Centre offer flexible short term licence agreements with arranged break clauses being available. The suite is available on an all-inclusive basis (excluding phone usage) at a commencing rent of £7,140 per annum (VAT not applicable).

Business Rates: The property is entered on the April 2026 rating list as Offices and Premises with a current rateable value of £4,450 and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Southend Borough Councils Business Rates department.

Services: Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

Energy Performance Certificate: An EPC has been requested and will shortly be available, upon request.

Viewing: By prior appointment with Dedman Gray Commercial on 01702 311 111.