

54/56 Barking Road  
East Ham, London E6 3BP  
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## 315 London Road, Westcliff-On-Sea, SS0 7BX



**£850 Per month**

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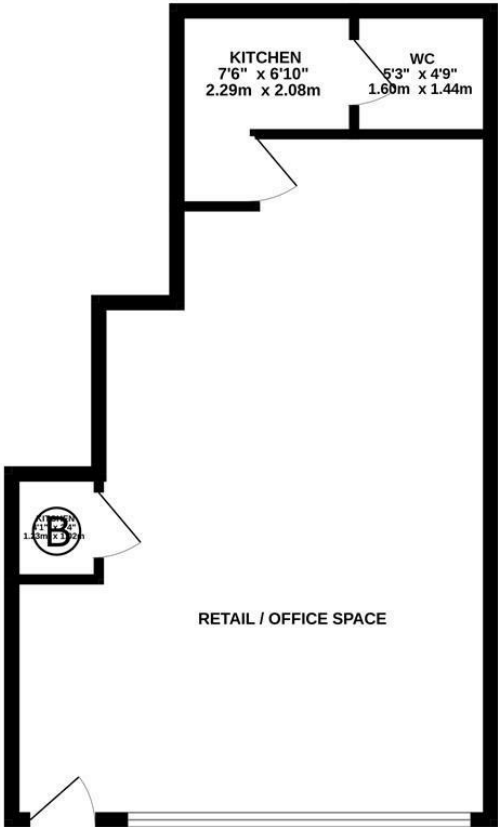
McDowalls are please to bring to the commercial rental market a versatile office space on the London Rd in Westcliffe. Previously used as an Accountants office, the space would suit many small businesses from office based businesses to retail space.

Fitted kitchen & WC

VIEWINGS RECOMMENDED

- LOCAL AUTHORITY - Southend-on-Sea City Council
- USE CLASS - E (Previously A1/A2)
- BUSINESS RATES - £5900 Ratable Value
- WATER / SEWAGE - Mains
- GAS - Mains (Metered)
- ELECTRIC - Mains (Metered)
- CEPC - Band E (Expires Oct 2027)

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



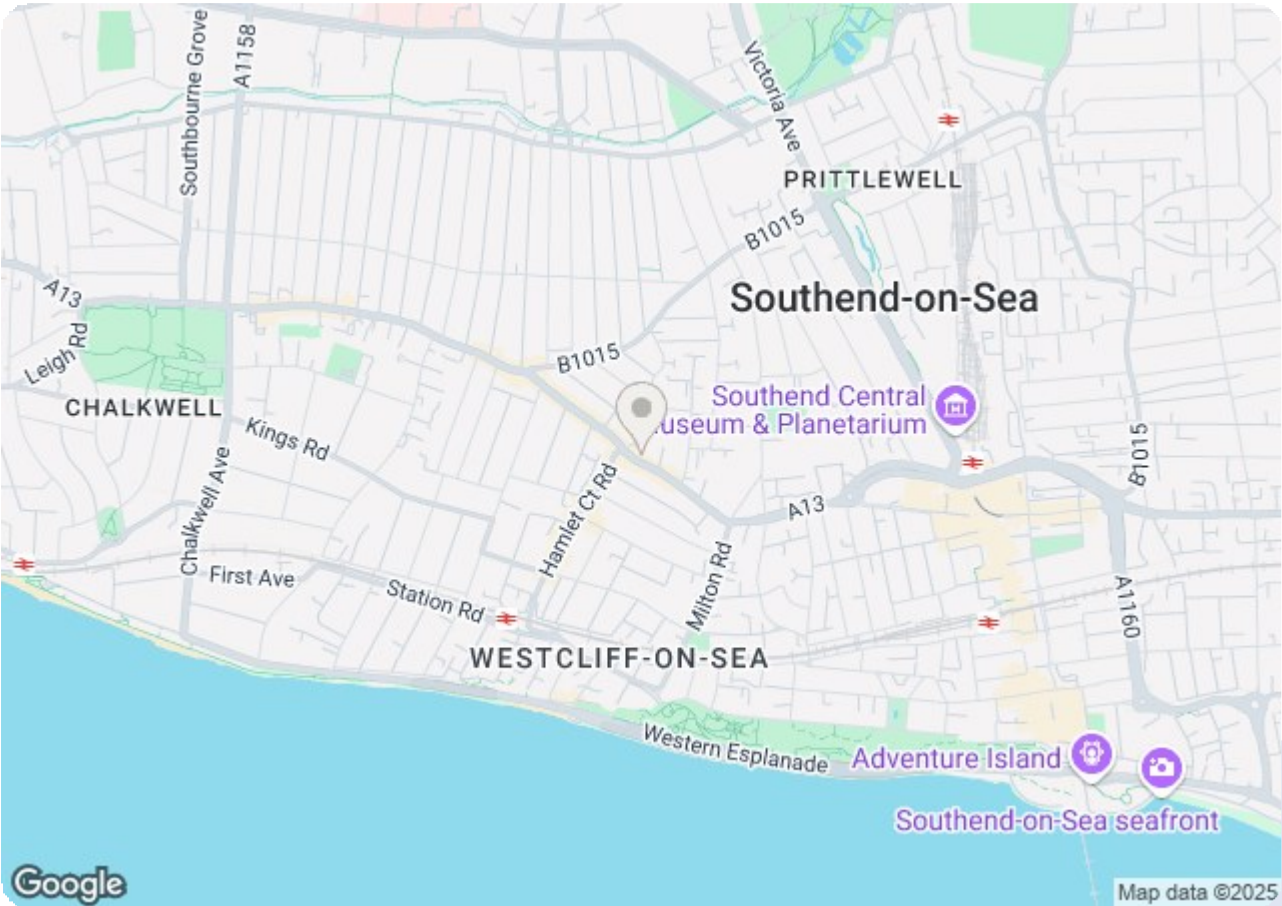
COMMERCIAL - 315 LONDON RD, WESTCLIFF-ON-SEA, SOUTHEND-ON-SEA, SS0 7BX


TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	