

Ipeco Building 4, Aviation Way

Southend-on-Sea, Essex, SS2 6UN



FOR SALE - FREEHOLD – DUE TO RELOCATION
TWO STOREY - HEADQUARTERS STYLE BUILDING
APPROX 16,800 SQ FT (1,560 SQ MS)



Ipeco Building 4, Aviation Way Southend Airport, Southend-on-Sea, SS2 6UN

Detached, two-storey, facility arranged to provide a ground floor reception area with various offices, welfare and production spaces beyond. At first floor level the accommodation is substantially open plan, complimented by a number of cellular offices and meeting rooms.

The property benefits from a passenger lift, air cooling/heating, double glazing, good floor to ceiling heights and excellent levels of natural light. The building occupies a plot of circa 0.632 acres and externally there is a car parking area which provides spaces for approx. 40 vehicles.



Location

The property is located on the Northern side of Aviation Way, in a predominantly industrial location, directly opposite London Southend Airport's perimeter and less than two miles from the terminal building and Southend Airport Railway Station. The area is undergoing significant transformation due to the development of the nearby Airport Business Park. The property benefits from an excellent road network being less than a mile north of the A127, which in turn leads to junction 29 of the M25 motorway.

Accommodation

The property has been measured on a Gross Internal (GIA) basis, and the following approx. floor areas have been calculated :

Ground Floor: 8,400 sq ft (780 sq ms)
1st Floor: 8,400 sq ft (780 sq ms)

Key Features

- Detached, Two-Storey, Building
- Occupying Approx. 0.632 Acre Site
- Impressive Office & Production Areas
- Approx. 40 Car Parking Spaces
- Freehold With Full Vacant Possession
- Established Commercial Area

Terms

The property is available for freehold purchase, subject to an asking price of £2,200,000. We are advised that the property is not elected for VAT

Business Rates

The premises currently appear on the current Rating List as part of a much larger, combined, entry. A re-assessment will therefore need to be conducted by the Valuation Office Agency in order to establish the rating liabilities for this building in isolation.

Commercial Energy Performance Certificate

Commercial EPC Rating C-69 valid until 28 May 2024.

Freehold Price: £2,200,000
(VAT Not Applicable)



Legal Fees

Each party to bear their own.

Viewing Arrangements

Strictly via the Sole Selling Agents. For more details or to arrange a viewing please contact:

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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

