



Aviation Way, Southend-on-Sea, SS2 6UN To Let | 538 to 826 sq ft



Aviation Way, Southend-on-Sea, SS2 6UN

Summary

- Rent: £16,140 £24,780 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council 01702 215000
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: A (24)
- Lease: New Lease

Further information

View details on our website

Contact & Viewings

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk

Cameron Cruiks 01702 608045

cameron@ayerscruiks.co.uk

Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

Bradley Hair 01702 608057

bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555

Paglesh Hockley Churche Stambridge Hawkwell Rayleigh Rochford bury's Oxygen Rayleigh Southend (4) Airport esco Extra 🗔 Little Wakeri Priory Park Hadleigh Southend-on-Sea LEIGH-ON-SEA Two Tree WESTCLIFF-ON-SEA Island

Key Points

- · Offices Fully Fitted To a High Standard
- Emerging Southend Business Park
- Situated Close to Southend Airport
- New Leases Available

Description

The property consists of five office suites that have been well fitted and constructed with suspended ceilings and LED lights, air conditioning, two male and female WCs, a cleaners' room, an IT room, a kitchen/breakout room, and on-site parking available.

Location

Ryan House is located 3 miles north of Southend-on-Sea City Centre and the site sits alongside the B1013 Cherry Orchard Way and is 6 miles from the A130/A127 junction.



Nearby occupiers include Hi-Tec, Wren Packaging, Jaguar Land Rover, Ipeco & Cumberland Packaging.

Accommodation

Description	sq ft sq m	Rent	Availability
Suite 5	826 76.74	£24,780 /annum	Available
Suite 3	631 58.62	£18,930 /annum	Available
Suite 1	720 66.89	9 £21,600 /annum	Under Offer
Suite 4	595 55.28	8 £17,850 /annum	Available
Suite 10	538 49.98	3 £16,140 /annum	Available

Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

Suite 5 - £24,780 per annum Suite 3 - £18,930 per annum Suite 1 - £21,600 per annum Suite 4 - £17850 per annum Suite 10 - £16140 per annum

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lesses must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Oct 2025.







