



**Ayers & Cruiks**  
COMMERCIAL

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

To Let | 1,847 sq ft

Industrial Unit To Let In Southend-On-Sea



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

## Summary

- Rent: £15,000 per annum
- Business rates: £4,241.50 per annum Interested parties are advised to confirm the rating liability with the relevant local council
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (103)
- Lease: New Lease

## Contact & Viewings

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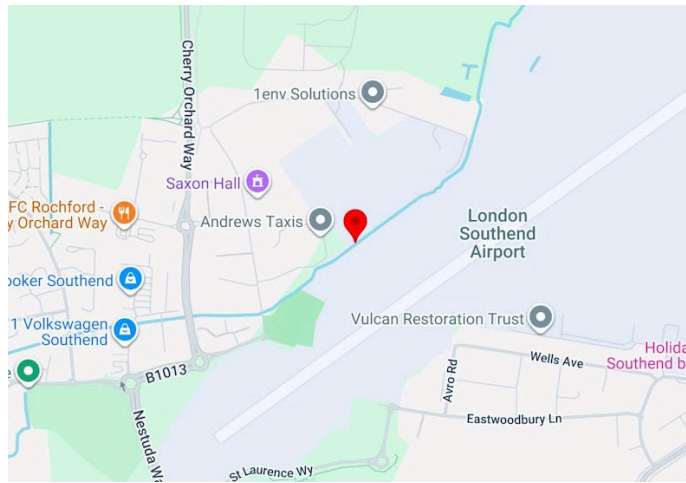
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## Offices

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SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
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Essex,  
CM2 6JY  
Tel: 01245 202555



## Key Points

- Close to London Southend Airport
- Roller shutter height 3m
- W.C.
- New lease available
- Rent only £8,500 per annum exclusive

## Description

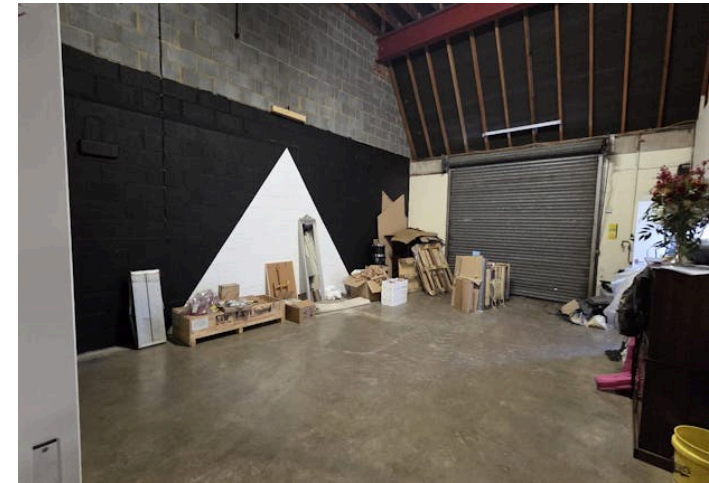
A light industrial unit that would be suitable for a variety of uses (subject to any necessary planning permission). Roller shutter measures 3m high x 3m wide.

## Location

The unit is located within an attractive brick built multi-let building on Aviation Way, Southend-On-Sea.

## Accommodation

| Description            | Building Type | sq ftsq m   | Availability |
|------------------------|---------------|-------------|--------------|
| Ground Floor Warehouse | Industrial    | 1,180109.63 | Available    |
| Mezzanine              | Industrial    | 667 61.97   | Available    |



## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

## Terms

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

## Rent

£15,000 Per Annum Exclusive



