

SOUTHEND-ON-SEA



TO LET

18-19 Aviation Way,
Southend-on-Sea,
Essex, SS2 6UN

GROUND FLOOR OFFICE SUITES
266 to 1,088 SQ. FT. (24.7 to 101 SQ. M.)



SOUGHT AFTER LOCATION



CLOSE TO SOUTHEND AIRPORT



**COMMUNAL KITCHEN AND
TOILET FACILITIES**



PARKING AREA TO FRONT



**RENT FROM ONLY £6,650 PER
ANNUM ALL INCLUSIVE**



Ayers & Cruiks
COMMERCIAL

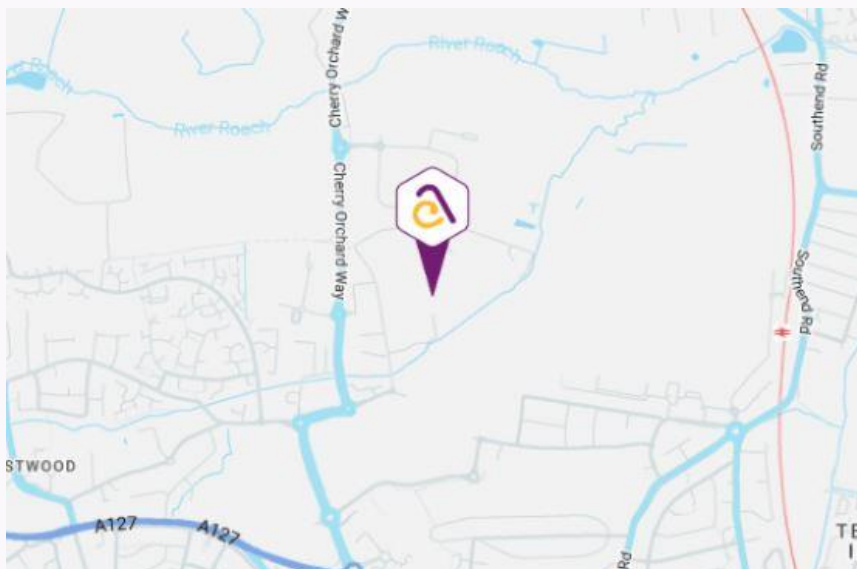
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

These ground floor office suites are situated in Aviation Way with easy access to the A127 and close proximity to the Southend Airport.

The modern suites have been fitted to a high specification with the use of a shared kitchen, air con units which double up as heating, W/Cs and allocated parking on the forecourt.



ACCOMODATION

Floor	Suite	Size SQ. FT.	Rent per annum
GF	1	317	£8,000
GF	2	266	£6,650
GF	3	505	£12,625

TERMS

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

TENURE

Leasehold

BUSINESS RATES 2023

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

EPC

Awaiting EPC

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruiks

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 lessees 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.



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