



Ayers & Cruiks  
COMMERCIAL

## To Let 3,590 sq ft

Kingswood House, 58-64 Baxter Avenue, Southend-On-Sea, SS2 6BG

First floor office suite with air conditioning, suspended ceiling with lights, double glazing and a kitchenette.

- Located in office district
- Close to mainline train station
- High spec office suite
- Easy in/ easy out agreement
- £44,875 per annum exclusive

01702 343060  
[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



# RENT FREE AVAILABLE

Kingswood House, 58-64  
Baxter Avenue, Southend-on-  
Sea, SS2 6BG

### Summary

Rent: £44,875 per annum

Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority

VAT: To be confirmed

Legal fees: Ingoing tenant is liable for both parties legal costs

EPC: D(85)

### Contact & Viewings

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### Description

This office suite is on the first floor of a prestigious building, featuring air conditioning (not tested), a suspended ceiling with lights, double glazing and a kitchenette. Each floor has WC facilities, access to two passenger lifts and allocated parking. All of the office suites are fully refurbished to a high level and ready for immediate occupation.

### Location

The office complex is located on Baxter Avenue, parallel to Victoria Avenue, the town's main office area. It is close to Southend Victoria and Southend Central train stations, which have direct routes to London (Liverpool Street and Fenchurch Street). The office is also easily accessible by bus routes and near the A13 and A127 roads.

### Accommodation

Floor	Description	SQFT	SQM
1 <sup>st</sup>	Rear Suite	3,590	333.52

### Terms

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed. Easy in/ easy out agreement

### Price

£44,875 per annum exclusive

### Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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