

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

To Let | 1,106 to 4,158 sq ft

Offices To Let In Southend-On-Sea



**Ayers & Cruiks**  
COMMERCIAL



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

### Summary

- Rent: £27,650 - £62,250 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (85)
- 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

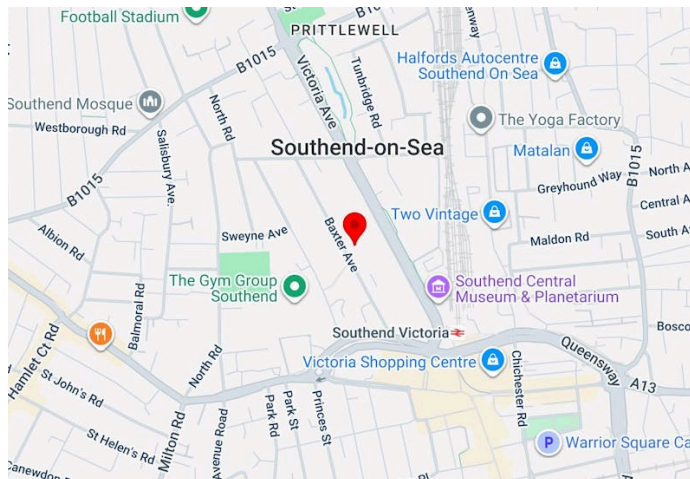
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

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



### Key Points

- Located in Office District
- Close to all local amenities
- Close to mainline train station
- High spec office suite
- New lease available

### Description

The office suites are on the second 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.

### 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/Unit	Description	sq ft	sq m	Availability
2nd	Rear Suite	2,490	231.33	Available
2nd	Front Suite	1,106	102.75	Available
4th	Whole Suite	4,158	386.29	Available

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Terms

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

### Rent

Second Floor Rear Suite - £62,250 Per Annum Inclusive  
Second Floor Front Suite - £27,650 Per Annum Inclusive  
Whole Floor 4 Suite - £54,060.50 Per Annum Exclusive



