



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



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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: Ingoing tenant is liable for both parties legal costs
- EPC: D (85)
- Lease: New Lease

Further information

· View details on our website

Contact & Viewings

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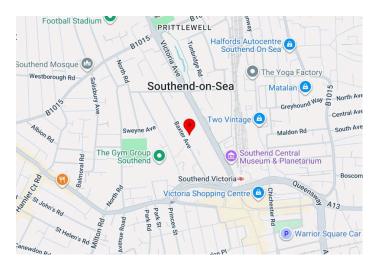
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Offices

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

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