



Ayers & Cruiks
COMMERCIAL

Lancaster House, Aviation Way, Southend-on-Sea, SS2 6UN

To Let | 1,745 sq ft

Ground floor office with air conditioning, glass partitioning and 7 allocated parking spaces.

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Summary

- Rent: £20,000 per annum
- Business rates: £9,605.75 per annum Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: B (42)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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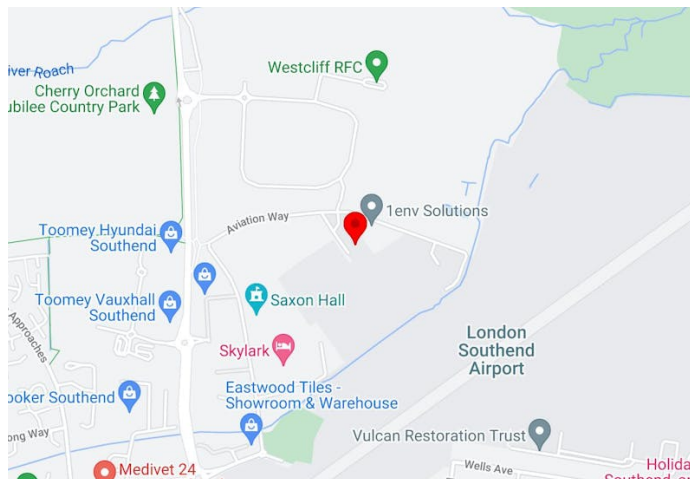
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Key Points

- Modern Ground Floor Office
- Well Established Industrial Estate
- Air Conditioning
- 7 Allotted Parking Spaces
- Rent only £20,000 per annum

Description

The building has been finished to a high specification and benefits from features as air conditioning, glass partitioning and is accessed from a secure entrance from the car parking area.

Location

Ground Floor Suite situated within the modern Lancaster House development. This extremely well-presented office building within a pleasant working environment is located in Aviation Way, to the northern side of Southend on Sea, close to Southend Airport and adjoining open countryside. Close to Aviation Way is the Rochford bypass road providing first class access to the A127 Arterial Road.



Accommodation

Name	sq ft	sq m
Suite	1,745	162.12

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Available by way of a new full-repairing and insuring lease, for a term to be agreed

Rent

£20,000 per annum exclusive