



Aviation Way, Southend-On-Sea, SS2 6UN To Let | 1,847 sq ft

Industrial unit benefiting from a roller shutter and W.C, suitable for a variety of uses.



# Aviation Way, Southend-On-Sea, SS2 6UN

## Summary

- Rent: £15,000 per annum
- Business rates: £4,241.50 per annum Interested parties are advised to confirm the rating liability with the relevant local council
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (103)
- · Lease: New Lease

#### Further information

• View details on our website

#### **Contact & Viewings**

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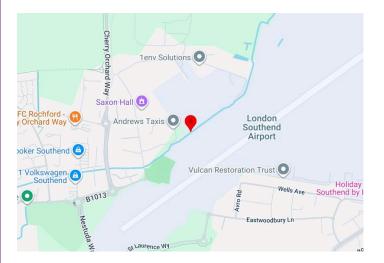
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#### Offices

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**

- Close to London Southend Airport
- · Roller shutter height 3m
- W.C.
- New lease available
- Rent only £15,000 per annum exclusive

## Description

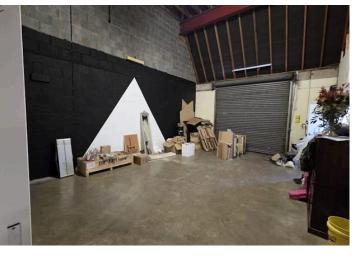
A light industrial unit that would be suitable for a variety of uses (subject to any necessary planning permission). Roller shutter measures 3m high x 3m wide.

## Location

The unit is located within an attractive brick built multilet building on Aviation Way, Southend-On-Sea.

## Accommodation

Description	Building Type	sq ft sq m
Ground Floor Warehouse	Industrial	1,180 109.63
Mezzanine	Industrial	667 61.97



## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

## **Terms**

The unit is available on a full new repairing and insuring lease, for a term to be agreed.

## Rent

£15,000 Per Annum Exclusive

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