






SOUTHEND-ON-SEA



FOR SALE

Rutland House
90-92
Baxter Avenue
Southend-On-Sea
SS2 6HZ

OFFICE/DEVELOPMENT 6,676 SQ. FT. (620 SQ. M.)

-  Three Storey Office Building
-  Ideal For Development (STP)
-  Close To Amenities
-  Ample Parking To The Front & Rear
-  Offers Invited



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This property is on Baxter Avenue in Southend it is centrally located with good road connections. It is well served by nearby roads such as the A13, which provides easy access to other parts of Southend and beyond. The street is approximately 0.28 miles from Southend Victoria and 0.5 miles from Southend Central Train Station.

This three-storey office building offers a fantastic opportunity for development in a popular residential area. With plenty of internal space across all three floors, the property is ideal for converting into homes, a mixed-use project, or a modern office space—subject to planning permission. There is ample parking to the front and rear of the property.



ACCOMMODATION

	SQ.FT	SQ.M
Total	6,676 SQ.FT	620 SQ.M

EPC

Awaiting EPC

SERVICE CHARGE

Not Applicable



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000

LEGAL COSTS

Each party is responsible for the reasonable legal costs incurred.

TENURE

Freehold

PRICE

Offers Invited

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



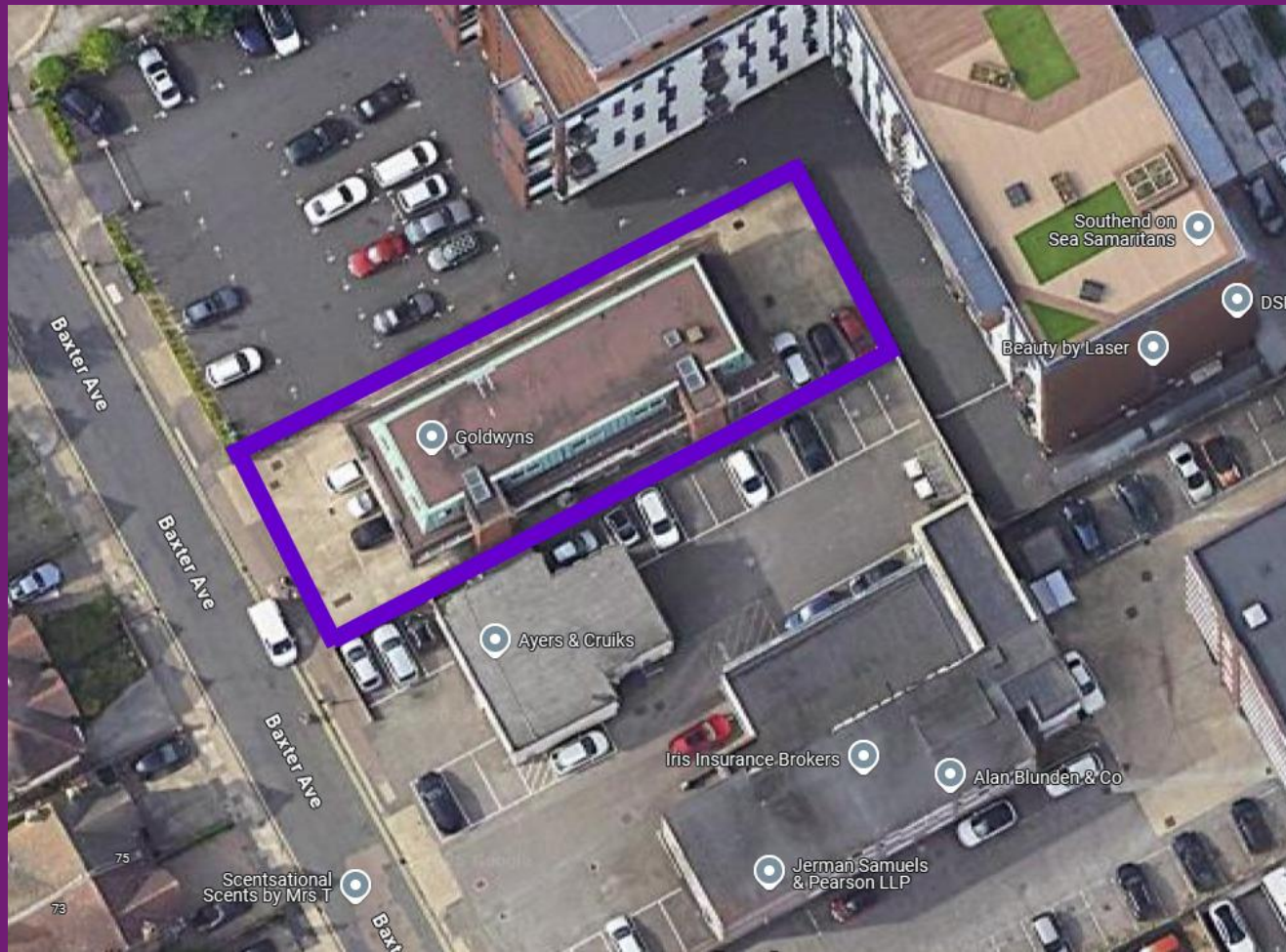
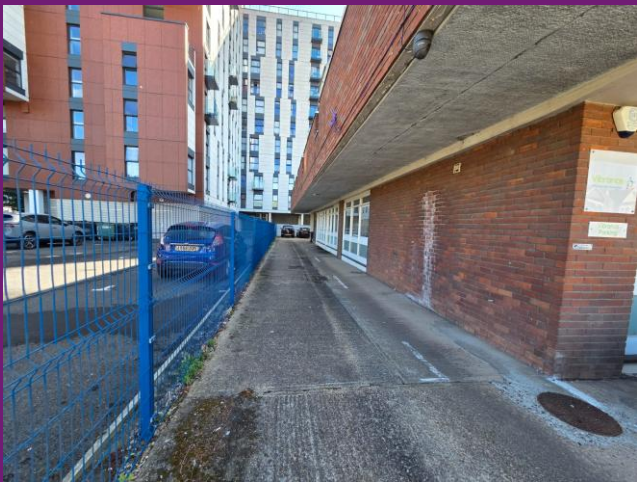
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