

SOUTHEND-ON-SEA



TO LET

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

OFFICE

1,745 SQ. FT. (162 SQ. M.)



Modern Ground Floor Office



Well Established Industrial
Estate



Air Conditioning



7 Allocated Parking Spaces



Rent only £25,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

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.

The building has been finished to a high specification and benefits such features as air conditioning and under floor cabling.

The suite benefits from glass partitioning and is accessed from a secure entrance from the car parking area.

First and Second Floor office suite situated within the modern Lancaster House development, located on the main Aviation Way, close to London Southend Airport.



ACCOMODATION

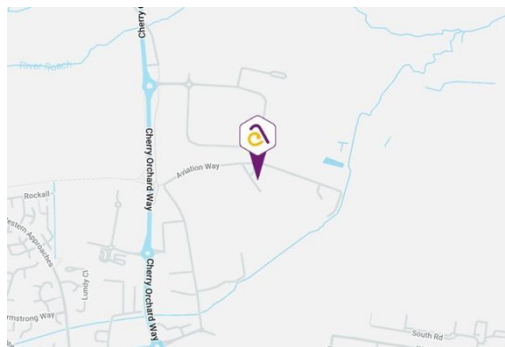
	SQ. FT.	SQ. M.
TOTAL	1,745	162

TERMS

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

EPC

B 42



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.

BUSINESS RATES

Rateable Value	UBR	Rates Payable
£19,250	49.9	£9,605.75

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

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£25,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik

FLOOR PLAN



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
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Essex SS2 6HZ
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