

SOUTHEND-ON-SEA



TO LET

Ryan House
Aviation Way
Southend On Sea
Essex
SS2 6UN

OFFICE'S

**From 631 SQ.FT. (58 SQ.M.) to
826 SQ.FT. (76 SQ.M.)**



Offices Fully Fitted To A High
Standard



Emerging Southend Business
Park



Situated Close To Southend
Airport



New Leases Available



Rent From £18,930 Inclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Ryan House is Located 3 miles north of Southend-on-Sea City Centre, the site sits alongside the B1013 Cherry Orchard Way and is 6 miles from the A130/A127 junction. The building is adjacent to the B1013 Cherry Orchard. Way, which connects to the A127 trunk road to the north of the town, nearby occupiers include Hi-Tec, Wren packaging, Jaguar Land Rover, Ipeco & Cumberland Packaging.

The property consists of three offices which have been well fitted and constructed with suspended ceiling and LED light, air conditioning, two male and female W.C.s, a cleaners room, an IT room, a kitchen/breakout room, and on-site parking available.

ACCOMMODATION	SQ.FT.	SQ.M.
SUITE 3	631 SQ.FT.	58 SQ.M.
SUITE 1	720 SQ.FT.	66 SQ.M.
SUITE 5	826 SQ.FT.	76 SQ.M.

TERMS:

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

SERVICE CHARGE:

A service charge will be charged for the upkeep of the building.

EPC:

A-24



BUSINESS RATES:

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

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE:

Leasehold

RENT:

Suite 3 - £18,930 per annum
Suite 1 - £21,600 per annum
Suite 5 - £24,780 per annum

VIEWING:

Strictly prior appointment with the landlords appointed agents Ayers & Cruiks.

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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk