



Ayers & Cruiks
COMMERCIAL

To Let

2,490 sq ft

Kingswood House, 58-64 Baxter Avenue, Southend- on-Sea, SS2 6BG

Second floor office suite with air conditioning, suspended ceiling with lights, double glazing and a kitchenette.

- Located in Office District
- Close to all local amenities
- Close to mainline train station
- High spec office suite
- New lease available
- All inclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £62,250 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (85)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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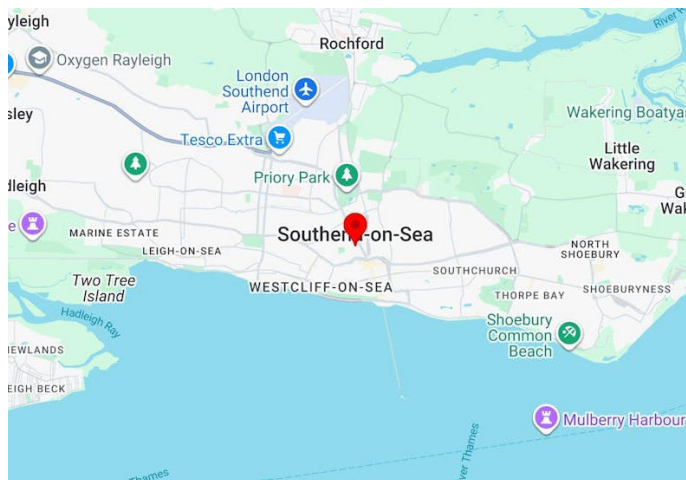
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Description

The office suite is on the second floor of a prestigious building, featuring air conditioning (not tested), a suspended ceiling with lights, double glazing, and a kitchenette. Each floor has WC facilities, access to two passenger lifts, and allocated parking. All of the offices are fully refurbished to a high level.

Location

The office complex is located on Baxter Avenue, parallel to Victoria Avenue, the town's main office area. It is close to Southend Victoria and Southend Central train stations, which have direct routes to London (Liverpool Street and Fenchurch Street). The office is also easily accessible by bus routes and near the A13 and A127 roads.

Accommodation

Floor/Unit	Description	sq ft	sq m	Availability
2nd	Rear Suite	2,490	231.33	Available



Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

£62,250 Per Annum Inclusive