



Cohav House, 16-17 Aviation Way, Southend-on-Sea, SS2  
6UN



**Ayers & Cruiks**  
COMMERCIAL

To Let | 159.40 sq m

Ground Floor Office To Let In Southend-On-Sea

## Cohav House, 16-17 Aviation Way, Southend-on-Sea, SS2 6UN

### Summary

- Rent: £3,500 per month
- Business rates: £9,730.50 per annum Interested parties are advised to confirm the rating liability with Southend City Council
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

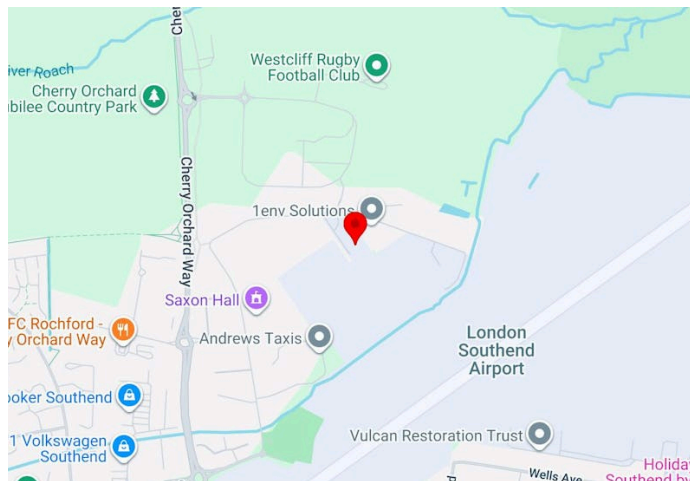
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

### 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

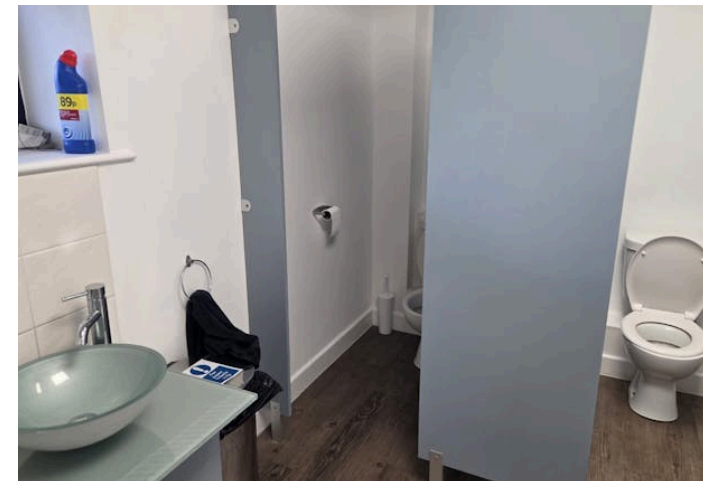
- Close proximity to Southend Airport
- On site car parking
- Modern office development
- New lease available
- Rent only £3,500 per month

### Description

The offices are fully serviced with the use of a shared kitchen and ladies and male W.C's. Communal areas are cleaned on a weekly basis. Further benefits include 8 person passenger lift, air conditioning (untested), and one car park space per office. There is plenty of parking on the road if needed.

### Location

The ground floor office is situated in the modern Cohav House development on Aviation Way, within close proximity to London Southend Airport.



### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Office	1,715.77	159.40	Available

### Terms

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

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



