



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

6UN

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: Ingoing 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

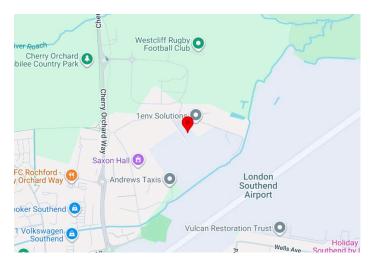
Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

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

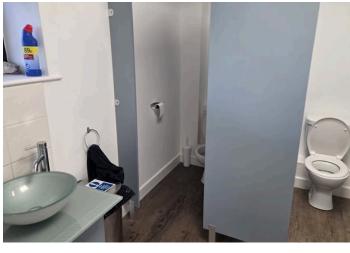
- · Close proximity to Southend Airport
- On site car parking
- Modern office development
- New lease available
- Rent only £3,500 per month

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 grounf 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

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 Sep 2025.



