Ayers & Cruiks
COMMERCIAL

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

To Let | 538 to 826 sq ft

Offices with suspended ceilings, LED lights, air con, WCs, IT room, kitchen/breakout room and on site parking.

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Summary

- Rent: £16,140 - £24,780 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council 01702 215000
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: A (24)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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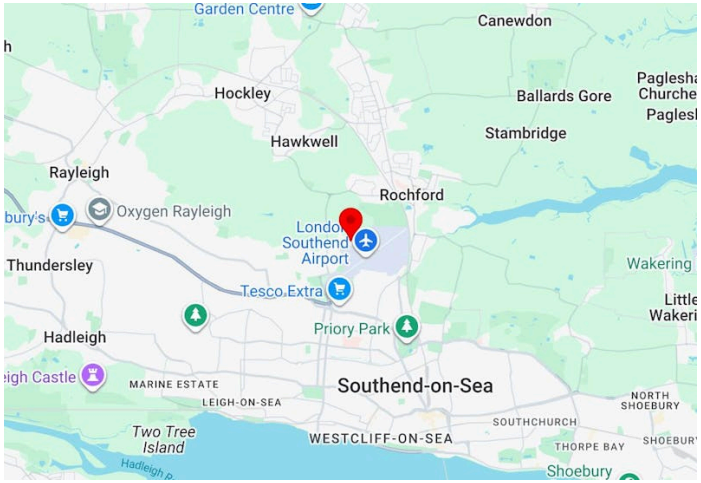

Key Points

- Offices Fully Fitted To a High Standard
- Emerging Southend Business Park
- Situated Close to Southend Airport
- New Leases Available

Description

The property consists of five office suites that have been well fitted and constructed with suspended ceilings and LED lights, air conditioning, two male and female WCs, a cleaners' room, an IT room, a kitchen/breakout room, and on-site parking available.

Location

Ryan House is located 3 miles north of Southend-on-Sea City Centre and the site sits alongside the B1013 Cherry Orchard Way and is 6 miles from the A130/A127 junction.

Nearby occupiers include Hi-Tec, Wren Packaging, Jaguar Land Rover, Ipeco & Cumberland Packaging.

Accommodation

Description	sq ft	sq m	Rent	Availability
Suite 5	826	76.74	£24,780 /annum	Available
Suite 3	631	58.62	£18,930 /annum	Available
Suite 1	720	66.89	£21,600 /annum	Under Offer
Suite 4	595	55.28	£17,850 /annum	Available
Suite 10	538	49.98	£16,140 /annum	Available

Terms

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

Rent

Suite 5 - £24,780 per annum
Suite 3 - £18,930 per annum
Suite 1 - £21,600 per annum
Suite 4 - £17850 per annum
Suite 10 - £16140 per annum

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 Oct 2025.

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