



Ayers & Cruiks
COMMERCIAL

To Let
8,850 sq ft

Dencora Court Tylers Avenue, Southend-On- Sea, SS1 2BB

**Landmark 5-storey office
building near Southend High
Street and Central Station, with
lift access, communal WCs and
parking**

- Landmark 5-storey office Building
- Stunning Estuary Views
- Prominent Tylers Avenue / Chichester Road location
- Close to Southend High Street
- Short walk to Southend Central Station
- Lift access, communal WCs and parking
- £115,000 Per Annum Exclusive Plus VAT

www.ayerscruiks.co.uk



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Summary

- Rent: £115,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (83)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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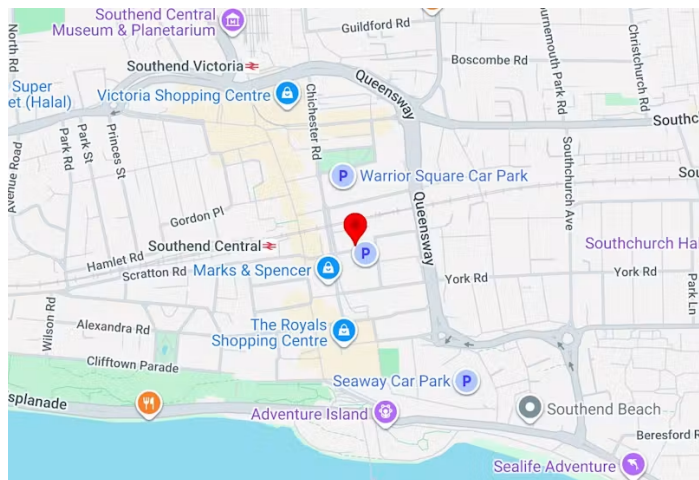
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Description

The office offers a modern, open-plan layout, complemented by a separate private office/meeting room and its own kitchen facilities. Communal W.C. facilities are also available, together with lift access to all floors. The property further benefits from parking.

Location

The landmark office building at the junction of Tylers Avenue and Chichester Road opposite Tylers Avenue public car park is a short distance from Southend High Street, Southend Central Station and all local amenities. The building comprises 5 floors benefitting from a central lift and staircase to all floors.

Accommodation

Building Type	sq ft	sq m	Availability
Office	8,850	822.19	Available



Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

Rent From £115,000 Per Annum Exclusive Plus VAT