



Ayers & Cruiks
COMMERCIAL

To Let
638 sq ft

**Suite 2 Aviation Way,
Southend-on-Sea, SS2
6UN**

Modern offices near Southend with all-inclusive rents, air conditioning, LED lighting, kitchen, WCs, parking and easy A127/A130 access.

- Offices Fully Fitted To a High Standard
- Emerging Southend Business Park
- Situated Close to Southend Airport
- New Leases Available
- £15,950 Per Annum Inclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £15,950 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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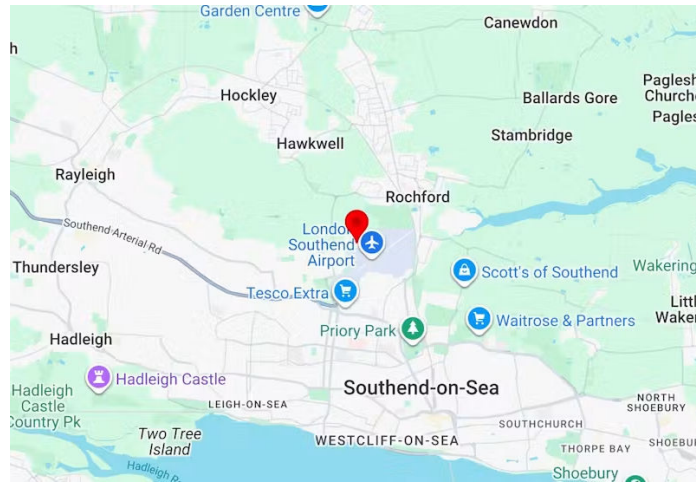
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CM2 6JY
Tel: 01245 202555



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
Suite 2	638	59.27



Terms

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

Rent

Rent Only £15,950 per annum inclusive

Viewings

Strictly by prior appointments via the landlords appointed agents Ayers & Cruiks.



