



Ayers & Cruiks
COMMERCIAL

To Let

1,402 sq ft

**Suite 6/7 Aviation Way,
Southend-on-Sea, SS2
6UN**

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

- Offices Fully Fitted To a High Standard
- Emerging Southend Business Park
- Situated Close to Southend Airport
- New Leases Available
- £42,060 Per Annum Inclusive

www.ayerscruiks.co.uk



Suite 6/7 Aviation Way, Southend-on-Sea, SS2 6UN

Summary

- Rent: £42,060 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: Incoming 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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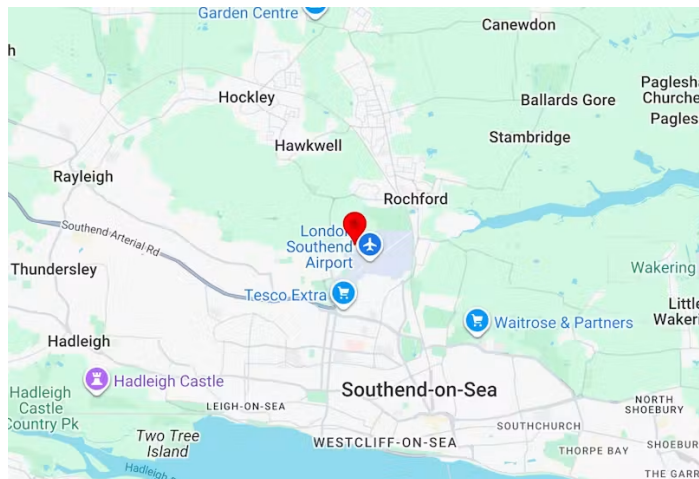
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Offices

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Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
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Essex,
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 6	864	80.27
Suite 7	538	49.98
Total	1,402	130.25



Terms

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

Rent

£42,060 Per Annum Inclusive

Viewings

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

