



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**325 sq ft**

**Harrier House, Aviation  
Way, Southend-on-Sea,  
SS2 6UN**

**First floor office suite in a  
central location**

- First floor office
- Close to Southend Airport train station
- Parking
- All inclusive rent
- £5,750 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## Harrier House, Aviation Way, Southend-on-Sea, SS2 6UN

### Summary

- Rent: £5,750 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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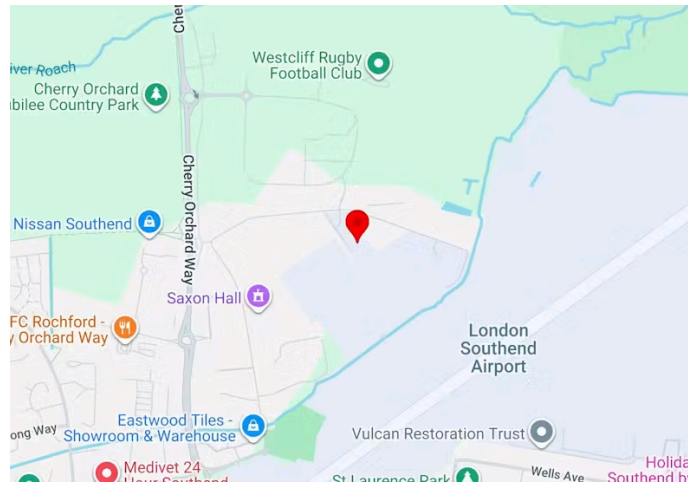
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### Offices

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Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
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Essex,  
CM2 6JY  
Tel: 01245 202555



### Description

Open plan first floor office suite benefitting from communal WC and kitchenette facilities and parking (on a first come first serve basis).

### Location

This property occupies a prominent position on Aviation Way, adjacent to London Southend Airport. The location offers great connectivity, with convenient access to the A127 and A13, providing direct routes to the M25 and wider Essex road network. Southend Airport train station is within easy walking distance, offering regular train services to London Liverpool Street.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	325	30.19	Available



### Terms

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

### Rent

£5,750 per annum inclusive of service charge, electric, water and insurance.

### Viewings

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