



Ayers & Cruiks
COMMERCIAL

To Let

6,665 to 13,330 sq ft

Warrior Square, Southend-On-Sea, SS1 2JY

Offices with large open area, separate meeting rooms, kitchen on each floor and reception area on the ground.

- Two floors available
- Large open plan area
- Separate meeting rooms
- Excellent transportation links
- Kitchen on each floor
- Rent From £20,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £20,000 - £35,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Borough Council.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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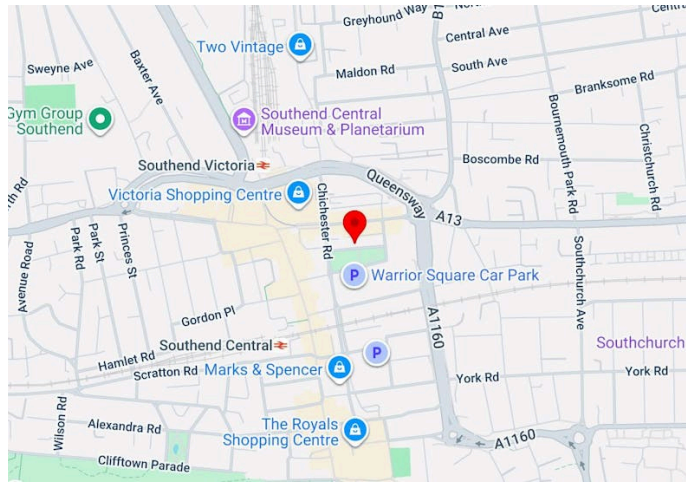
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CM2 6JY
Tel: 01245 202555



Description

Maitland House is a prominent purpose built 11 storey office block in the middle of Southend City, just off the High Street. The property comprise of open plan offices serviced by three lifts and security guard reception area on the ground floor.

Location

The property is situated in the middle of Southend City just off the high street. There are excellent transportation links with two mainline railway stations in close proximity which provide direct links to London Liverpool Street and Fenchurch Street. The A127 and the A13 are easily accessed which lead onto the M25.

Accommodation

Floor/Unit	Description	Building Type	sq ft	sq m	Availability
5th	-	Office	6,665	619.20	Available
6th	-	Office	6,665	619.20	Available
Unit	5th and 6th Floor	Office	13,330	1,238.40	Available

Rent

Fifth Floor - £20,000 Per Annum Exclusive
Sixth Floor - £20,000 Per Annum Exclusive
Fifth & Sixth Floor - £35,000 Per Annum Exclusive

Viewings

Strictly by prior appointment with the vendor's appointed agent Ayers & Cruiks.

