



Airbourne Industrial Estate, Unit 1 Arterial Road, Leigh-On-Sea, SS9 4EX To Let | 3,524 sq ft



# Airbourne Industrial Estate, Unit 1 Arterial Road, Leigh-On-Sea, SS9 4FX

### Summary

- Rent: £28,000 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: Ingoing tenant is liable for both parties legal costs
- EPC: C (70)
- Lease: New Lease

#### **Further information**

View details on our website

### **Contact & Viewings**

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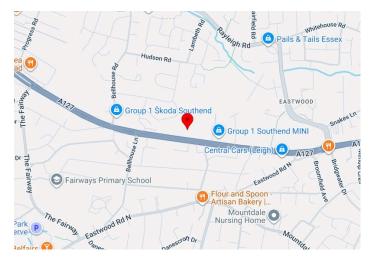
#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ

Tel: 01702 343060

**Burgundy Court** 64/66 Springfield Road, Chelmsford, Essex,

**CM2 6JY** 



# **Key Points**

- · Office Suites
- Allocated Parking Spaces
- New Lease Available
- Kitchenette & WC
- New key point...

# Description

This two-storey office building offers modern, wellpresented accommodation. The ground floor comprises a series of individual offices, while the first floor features a spacious showroom. The property benefits from carpeted floors, suspended ceilings, multiple private office rooms, a kitchenette, and WC facilities. There is also allocated parking for the office.

#### Location

The property is located on the north side of the A127 (heading towards Southend), near the Progress Road junction.



It's about 40 miles east of central London. 5 miles from Southend, and 20 miles from the M25 motorway

### Accommodation

Floor/Unit	sq ft	sq m	Availability
Suite	3,524	327.39	Available

## **Viewings**

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### **Terms**

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

### Rent

£28,000 Per Annum Exclusive

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