



Ayers & Cruiks
COMMERCIAL

To Let
266 sq ft

**Suite 2, 18-19 Aviation Way,
Southend-on-Sea, SS2
6UN**

Ground floor office suite fitted with aircon/heating units, shared kitchen, toilet facilities and parking.

- SOUGHT AFTER LOCATION
- CLOSE TO SOUTHEND AIRPORT
- COMMUNAL KITCHEN AND TOILET FACILITIES
- PARKING AREA TO FRONT
- RENT ONLY £7,315 PER ANNUM INCLUSIVE

www.ayerscruiks.co.uk



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Summary

- Rent: £7,315 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: 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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Description

The modern suite has been fitted to a high specification with the use of a shared kitchen, air con units which double up as heating, W/Cs and allocated parking on the forecourt

Location

The Office 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

Name	sq ft	sq m
Suite - Suite 2	266	24.71



Terms

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

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Rent

£7,315 Per Annum Inclusive