



Ayers & Cruiks
COMMERCIAL

To Let
1,715 sq ft

**Cohav House, 16-17
Aviation Way, Southend-
on-Sea, SS2 6UN**

Fully serviced offices, all inclusive rent with shared kitchen, WCs, 8 person lift, air conditioning and parking.

- Close proximity to Southend Airport
- On site car parking
- Modern office development
- New lease available
- Rent Only £34,300 Per Annum Inclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £34,300 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: A (19)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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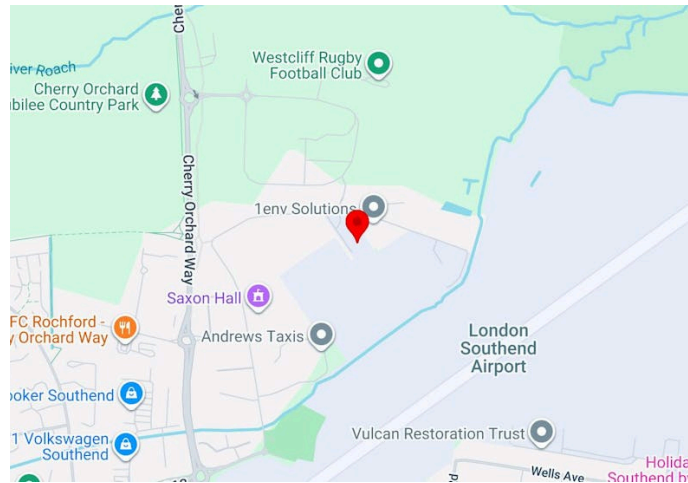
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Description

The offices are fully serviced with the use of a shared kitchen and ladies and male W.C's. Communal areas are cleaned on a weekly basis. Further benefits include 8 person passenger lift, air conditioning (untested), and one car park space per office. There is plenty of parking on the road if needed.

Location

The ground floor office is situated in the modern Cohav House development on Aviation Way, within close proximity to London Southend Airport.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Office	1,715	159.33	Available



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

Price

£34,300 Per Annum, all Inclusive

