



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**4,450 sq ft**

**Kingswood House, 58-64  
Baxter Avenue, Southend-  
on-Sea, SS2 6BG**

First floor office suite with air con, suspended ceiling with lights, double glazing and a kitchenette.

- Located in Office District
- Close to all local amenities
- Close to mainline train station
- High spec office suite
- New lease available

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



## Kingswood House, 58-64 Baxter Avenue, Southend-on-Sea, SS2 6BG

### Summary

- Rent: £55,625 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (85)
- Lease: New Lease

### Contact & Viewings

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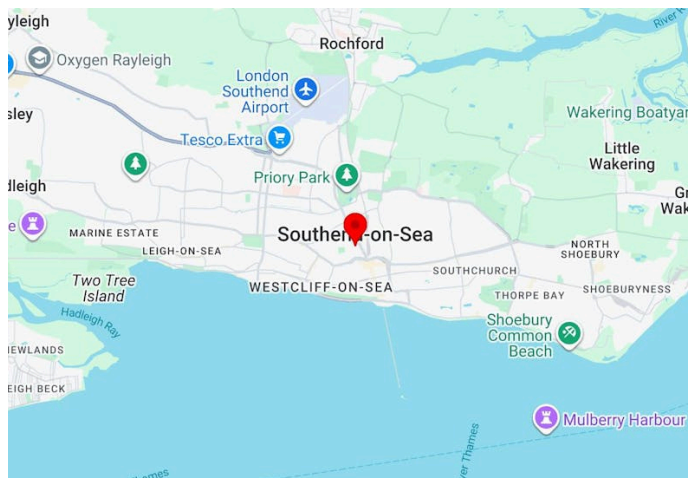
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### Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
Essex,  
SS2 6HZ  
Tel: 01702 343060

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



### Key Points

- Located in Office District
- Close to all local amenities
- Close to mainline train station
- High spec office suite
- New lease available

### Description

The office suite is on the first floor of a prestigious building, featuring air conditioning, a suspended ceiling with lights, double glazing, and a kitchenette. Each floor has WC facilities, access to two passenger lifts, and allocated parking. All of the office suites are fully refurbished to a high level.

### Location

The office complex is located on Baxter Avenue, parallel to Victoria Avenue, the town's main office area. It is close to Southend Victoria and Southend Central train stations, which have direct routes to London (Liverpool Street and Fenchurch Street).



The office is also easily accessible by bus routes and near the A13 and A127 roads.

### Accommodation

Floor/Unit	sq ft	sq m	Availability
1st	4,450	413.42	Available

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Terms

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

### Rent

£55,625 Per Annum Exclusive







