Ayers & Cruiks
COMMERCIAL

To Let
171 sq ft

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

Fully serviced office, 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 £5,250 Per Annum Inclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £5,250 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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

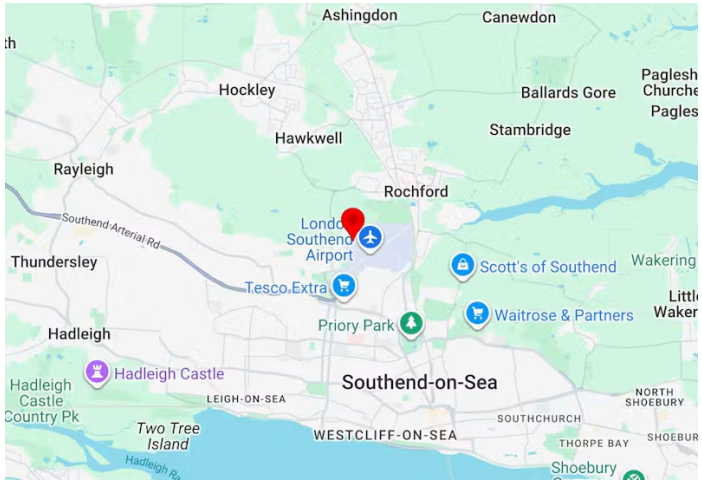
Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

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





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 first-floor office is situated in the modern Cohav House development on Aviation Way 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

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	171	15.89	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

£5,250 Per Annum, all Inclusive

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