



Ayers & Cruiks
COMMERCIAL

To Let

1,106 sq ft

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

Second floor office suites 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



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

Summary

- Rent: £27,650 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Southend Council.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (85)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

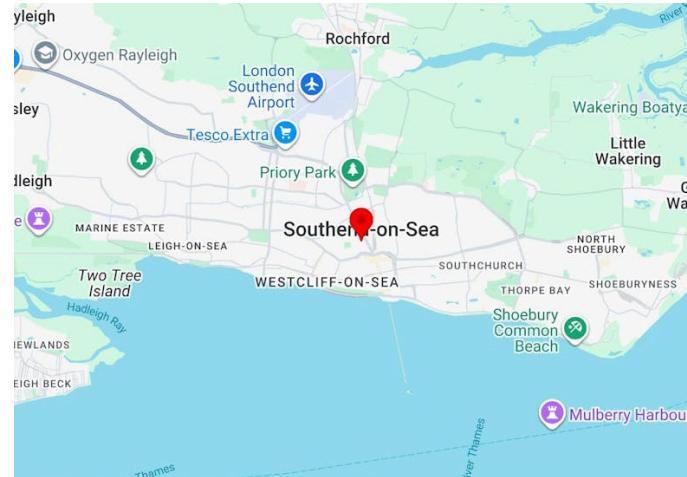
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



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 second floor of a prestigious building, featuring air conditioning (not tested), 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 offices 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	Description	sq ft	sq m	Availability
2nd	Front Suite	1,106	102.75	Under Offer

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

£27,650 per annum