



Ayers & Cruiks
COMMERCIAL

To Let

20,365.75 sq ft

**Harrier House, Aviation
Way, Southend-on-Sea,
SS2 6UN**

Large factory space located in a popular industrial area with roller shutter door and parking spaces.

- Large warehouse space
- Roller shutter door
- Designated parking spaces
- New lease available
- £120,000 per annum exclusive

www.ayerscruiks.co.uk



Harrier House, Aviation Way,
Southend-on-Sea, SS2 6UN

Summary

- Rent: £120,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (60)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

This unit comprises of a large factory space with a first floor mezzanine. Access to the factory is via a concrete surfaced driveway running down both flanks of the building, leading out on to a rear yard incorporating the rear car parking spaces. Loading to the unit is via a large roller shutter door to the rear. The factory provides a minimum eaves height of 4m rising to a maximum apex of 5.2m. A loading door in the rear is approximately 3.9m x 4m.

Location

The premises is situated on Aviation Way, within an established industrial area. London Southend airport is within close proximity and Rochford train station is nearby providing direct access into London Liverpool Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Industrial	18,417.37	1,711.03	Available
Mezzanine	Industrial	1,948.38	181.01	Available
Total		20,365.75	1,892.04	



Terms

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

Rent

£120,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

ORDNANCE SURVEY EXTRACT

