



Ayers & Cruiks
COMMERCIAL

To Let

1,800 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 £35,000 Per Annum Inclusive

www.ayerscruiks.co.uk



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

Summary

- Rent: £35,000 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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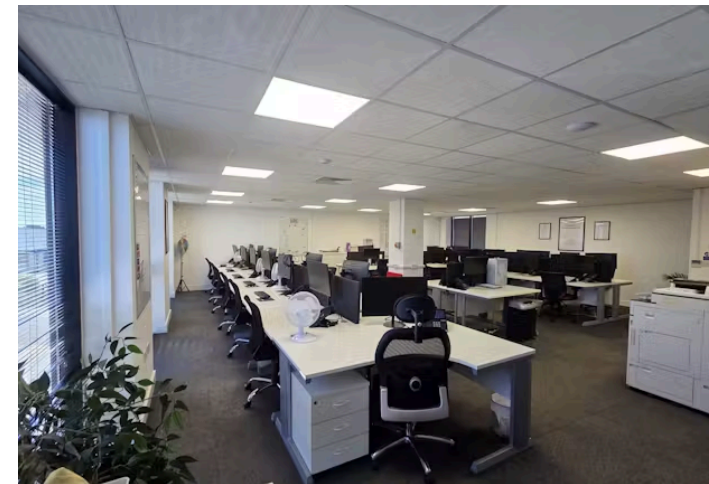
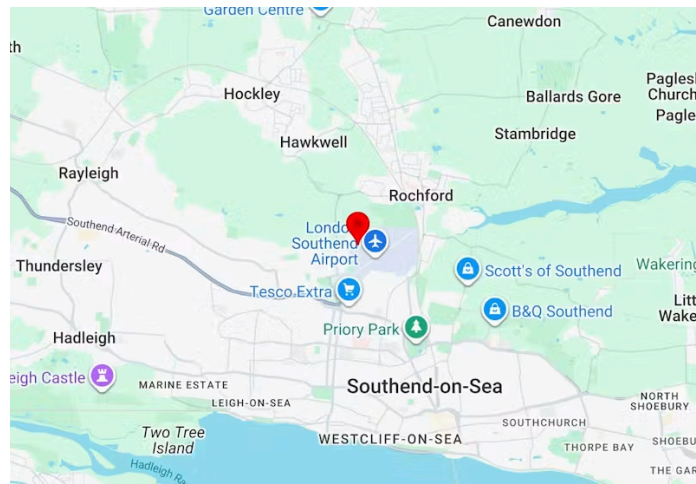
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Offices

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Tel: 01702 343060

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64/66 Springfield Road,
Chelmsford,
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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, within close proximity to London Southend Airport.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	1,800	167.23	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

£35,000 Per Annum, all Inclusive

