

# SOUTHEND-ON-SEA



# TO LET

Finance House,  
Aviation Way,  
Southend,  
Essex SS2 6UN

**OFFICE SUITES**  
**From 181-1,404 SQ. FT.**  
**(16.8- 130 SQ.M)**

-  FULLY REFURBISHED FIRST FLOOR OFFICE SUITES
-  CLOSE TO SOUTHEND ON SEA AIRPORT
-  VARIOUS SIZES AVAILABLE
-  NEW LEASE AVAILABLE
-  RENT FROM ONLY £3.900 PER ANNUM, EXCLUSIVE



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

1. Ground floor Office B



2. Ground floor rear suite



3. Ground floor rear suite



4. Ground floor rear suite



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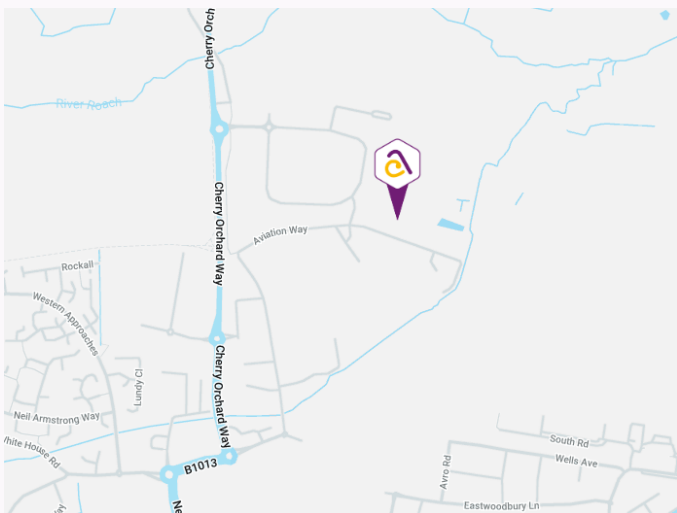
# DESCRIPTION AND LOCATION

First floor office suites situated within Finance House development, fronting Aviation Way, within close proximity to the Southend Airport and the A127.

Accessed via a communal entrance with a lift to all floors, the premises currently comprise of individual office space. The development further benefits communal kitchen and w/c facilities.

On site car parking available. For one vehicle.

Ground floor rear suite – Referring to the photo on page 2 number 4 ground floor rear suite there are a further two rooms of similar size.



## ACCOMMODATION

| Suite             | Size                        | Rent pa inclusive* plus VAT |
|-------------------|-----------------------------|-----------------------------|
| 1                 | 181 sq. ft.<br>16.8 sq. m.  | £5,430                      |
| 2                 | 213 sq. ft.<br>19.8 sq. m.  | £6,750                      |
| 3                 | 142 sq. ft.<br>13.1 sq. m.  | £4,260                      |
| 4                 | 102 sq. ft.<br>9.5 sq. m..  | £3,900                      |
| 5                 | 161 sq. ft.<br>15 sq. m.    | £5,130                      |
| 6                 | 220 sq. ft.<br>20.4 sq. m.  | £6,900                      |
| 7                 | 307 sq. ft.<br>28.5 sq. m.. | <b>NOW LET</b>              |
| Office B<br>GF    | 186 sq. ft.<br>17.3 sq. m.  | £5,604                      |
| Ground<br>rear GF | 1,404 sq. ft.<br>130 sq. m. | £25,416                     |

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

## TERMS

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

## EPC

EPC rating of D-96.  
Certificate available upon request.

## LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

## VIEWING

For further information and viewings, please contact Ayers & Cruiks.

### Misrepresentation Act 1967

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COMMERCIAL

## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)