

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

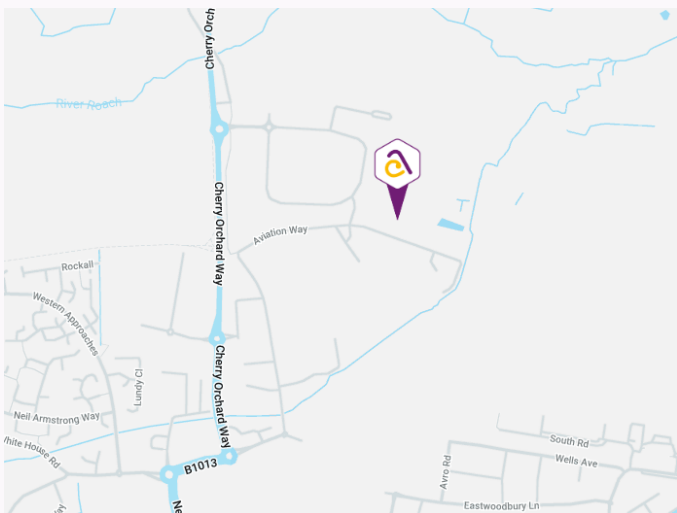
DESCRIPTION AND LOCATION

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. 16.8 sq. m.	£5,430
2	213 sq. ft. 19.8 sq. m.	£6,750
3	142 sq. ft. 13.1 sq. m.	NOW LET
4	102 sq. ft. 9.5 sq. m..	£3,570
5	161 sq. ft. 15 sq. m.	NOW LET
6	220 sq. ft. 20.4 sq. m.	£6,900
7	307 sq. ft. 28.5 sq. m..	NOW LET
Office B GF	186 sq. ft. 17.3 sq. m.	£5,604
Ground rear GF	1,404 sq. ft. 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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