



# Ayers & Cruiks

## COMMERCIAL

**GROUND FLOOR OFFICE SUITE  
SOUTHEND ON SEA  
1,391 SQ FT  
TO LET**



**Ground Floor Rear, Finance House, Aviation Way,  
Southend on Sea, Essex, SS2 6UN**

- **Fully refurbished ground floor office suite**
- **Close to Southend on Sea Airport**
- **New lease available**
- **Rent only £17,376 per annum exclusive**

86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

COMMERCIAL SALES AND LETTINGS / CHARTERED SURVEYORS /  
RESIDENTIAL SALES AND LETTINGS / RESIDENTIAL AND COMMERCIAL  
PROPERTY MANAGERS / VALUATIONS / ACQUISITIONS / RENT REVIEWS /  
LEASE RENEWALS / DILAPIDATIONS / SURVEYS

Tel 01702 343060  
Fax 01702 343004  
mail@ayerscruiks.co.uk  
www.ayerscruiks.co.uk

## **DESCRIPTION AND LOCATION**

Ground floor office suite 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 a main office space which is separated by a glass partition with separate storage room and staff area.

The development further benefits communal kitchen and w/c facilities.

On site car parking for four vehicles.

## **ACCOMMODATION**

Main office:	1,204 sq. ft.
Storage area:	85 sq. ft.
Staff room:	102 sq. ft.

**Total approx. area: 1,391 sq. ft.**

## **RENT**

£17,376 per annum exclusive, plus VAT if applicable.

## **SERVICE CHARGE**

A service charge is levied for the upkeep of the communal areas and estate. Service charge also includes electricity and broadband.

## **TERMS**

Available by way of a new full repairing and insuring lease for a term to be agreed.

## **BUSINESS RATES (2019/2020)**

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

## **LEGAL COSTS**

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

## **VIEWINGS**

Strictly by prior appointment with the landlord's appointed agent



**Ayers & Cruiks**  
**01702 343060**



### **Misrepresentation Act 1967**

These particulars do not constitute, any part of an offer or a contract. All Statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, or the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

Subject to contract & plus VAT if applicable.