




SOUTHEND-ON-SEA



TO LET

1 Aviation Way,
Southend,
Essex SS2 6UN

UNIT / WAREHOUSE
35,721 SQ. FT. (3,318.6 SQ. M.)

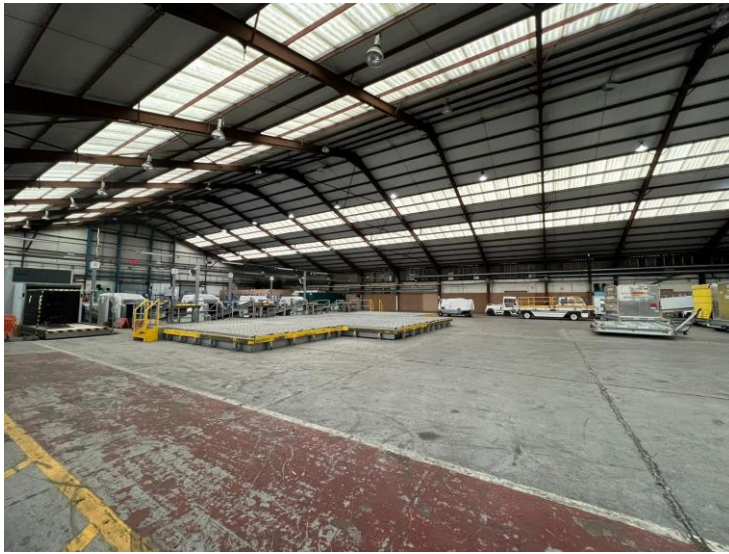
-  **PROMINENT POSITION NEXT TO SOUTHEND AIRPORT**
-  **IDEAL FOR A NUMBER OF USES INCLUDING STORAGE, TRAINING, AND MORE**
-  **LARGE OPEN AREA**
-  **SLIDING DOORS**
-  **RENT ONLY £214,326 PER ANNUM EXCLUSIVE**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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DESCRIPTION AND LOCATION

The unit is located at the end of aviation way in a prominent position next to Southend Airport. It has excellent road links via the A127 which leads on to the M25 direct into London and surrounding south east areas.

Outlined in red the unit comprise of a large industrial area, offices , outdoor area and storeroom. There is also a kitchenette and toilet facilities. The unit benefits from sliding doors which can have an alarm system fitted if looking to use for storage. The unit will suit a number of various light industrial uses.



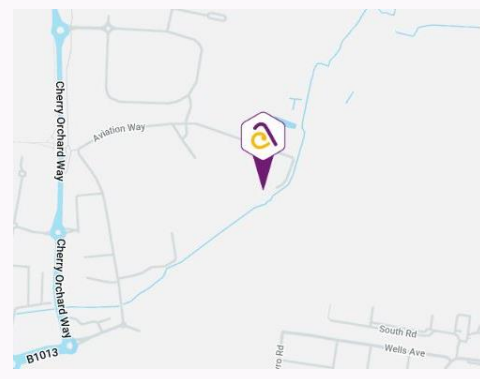
ACCOMODATION

Industrial Office	31,691 sq. ft. (2,944.20 sq. m)
Storage	2,529 sq. ft. (234.96 sq. m)
	1,501 sq. ft. (139.48 sq. m)

Total approx. area
35,721 sq. ft.(3,318.6 sq. m)

TENURE
Leasehold

EPC
Awaiting EPC



BUSINESS RATES 2023

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

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

RENT

Only £214,326 per annum exclusive plus VAT if applicable

TERMS

The property is available upon a new lease subject to terms to be agreed

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

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, of 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.



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