

SOUTHEND-ON-SEA



TO LET

Kingswood House
Baxter Avenue
Southend on Sea
Essex SS2 6BG

**OFFICE SUITES FROM
850 SQ. FT. (79 SQ. M.) to 1389 SQ.
FT. (129 SQ.M.)**



LOCATED WITHIN THE TOWNS
PROFESSIONAL OFFICE
DISTRICT



CLOSE TO ALL LOCAL AMENITIES
AND MAINLINE STATION



HIGH SPEC OFFICE SUITES WITH
AIR CONDITIONING AND LIFTS



ALLOCATED PARKING SPACES



NEW LEASE AVAILABLE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The office complex is situated along Baxter Avenue, running parallel with Victoria Avenue – the principal office area of the town. Southend Victoria and Southend Central main line stations are within proximity (direct routes to London via London Liverpool Street and Fenchurch Street respectively). The office is well served by bus routes and the A13 and A127.

The office suites are located on the second floor within a prestigious office building with air conditioning (not tested), illuminated suspended ceiling, double glazing and kitchenette facilities. Each floor also benefits from WC facilities and has access to two passenger lifts to all floors and allocated parking.

Please note: A further 4,298 to 8, 596 sq. ft. may be available via separate negotiation.



ACCOMMODATION

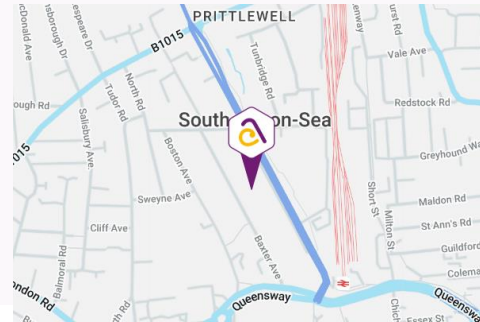
Suite A	969 SQ FT (90 SQ M)
Suite B	1098 SQ FT (102 SQ M)
Suite C	1389 SQ FT (129 SQ M)
Suite D	850 SQ FT (79 SQ M)

RENT

£25 Per Square foot all inclusive Plus VAT

TERMS

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



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.



BUSINESS RATES

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

EPC

EPC rating of D-85. certificate available on request.

LEGAL COSTS

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

VIEWING

For further information and viewings, contact Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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- w. ayerscruiks.co.uk

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