

SOUTHEND-ON-SEA



TO LET

Cumberland House,
24-28 Baxter Avenue
Southend-on-Sea
Essex
SS2 6HZ

**SUITE 3 THIRD FLOOR OFFICE
807 SQ.FT. (75 SQ.M.)**

-  Prestigious office Building
-  Prime office location
-  Allocated car parking
-  New lease available
-  Rent only £12,000 per annum exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

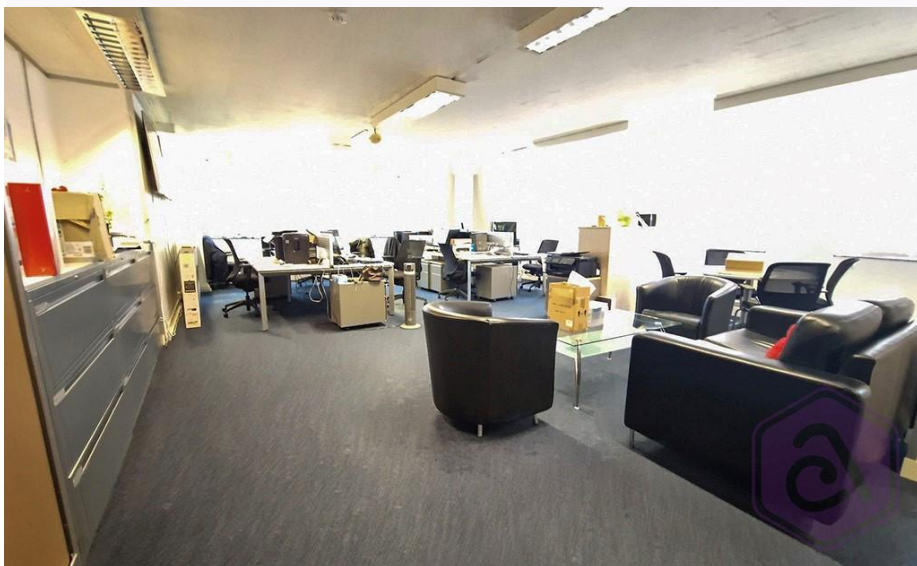
CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Quality office suite situated on the top floor of Cumberland House, a prestigious office building located within a short distance of Southend town centre, at the heart of the Southend office district.

The suite comprises a majority open office space, with two partitioned meeting rooms/offices and kitchenette facilities.

Further benefits include passenger lift to all floors, male and female w/c facilities and two allocated parking spaces.



ACCOMODATION

Net internal area: 807 sq. ft. (75 sq. m.)

SERVICE CHARGE & INSURANCE

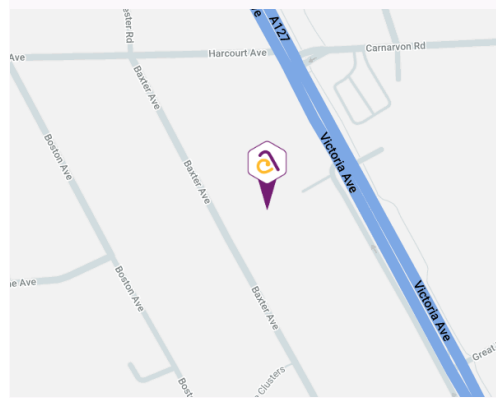
A service charge is levied for the upkeep of the communal areas. Please enquire for further information.

TERMS

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

EPC

Rating C-69



Misrepresentation Act 1967

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BUSINESS RATES 2023

Rateable Value	UBR	Rates Payable
£10,000	49.9p	£4,990

Interested parties are advised to contact Southend City Council. 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£12,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
- t. **01702 343060**
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk