

# SOUTHEND-ON-SEA



# TO LET

Cohav House  
16-17 Aviation Way  
Southend on Sea  
Essex SS2 6UN

**HIGH SPECIFICATION OFFICE SUITES**  
**255 SQ. FT. (23.6 SQ. M.)**

-  MODERN OFFICE DEVELOPMENT
-  ON-SITE CAR PARKING
-  CLOSE TO LONDON SOUTHEND AIRPORT
-  NEW LEASE AVAILABLE
-  RENTS FROM £6,375 PER ANNUM INCLUSIVE



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**



Suite A



Suite C



Suite F



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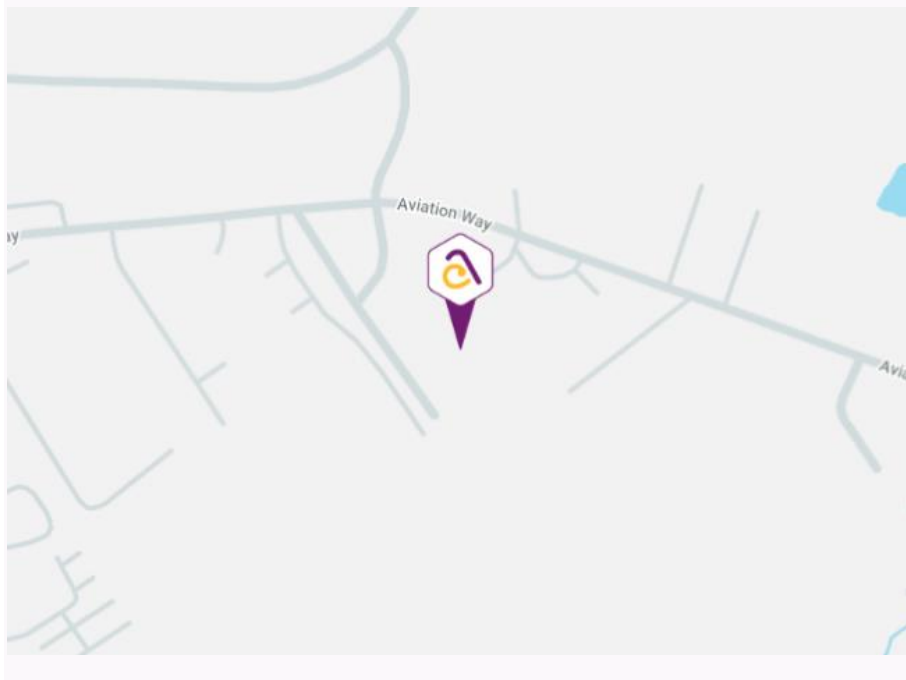


# DESCRIPTION AND LOCATION

Office suites situated in the modern Cohav House development on Aviation Way, within close proximity to London Southend Airport.

The offices are fully serviced with the use of a shared kitchen and ladies and male WC's. Communal areas are cleaned on a weekly basis.

Further benefits include an 8 person passenger lift, air conditioning (untested), and one car park space per office. There is plenty of parking on the road if needed.



Suite	Sq. ft.	Sq. m.	Rent (per annum inclusive*)
A	255	23.6	£6,375
C	217	20.1	£5,425
F	540	50.1	£13,500

\*Rent is inclusive of service charge, building insurance, electric, heating and general maintenance.

## TENURE

Leasehold

## EPC

Rating of D - 94

## TERMS

Available by way of a new lease for a term to be agreed.

## BUSINESS RATES (2022/2023)

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 via the sole appointed agent Ayers & Cruiks.

### Misrepresentation Act 1967

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**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)
- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)