






SOUTHEND-ON-SEA



TO LET

**Kingswood House
Baxter Avenue
Southend on Sea
Essex SS2 6BG**

**OFFICE SPACE
4,298 SQ. FT. (399 SQ. M.)**

-  **LOCATED WITHIN THE TOWNS PROFESSIONAL OFFICE DISTRICT**
-  **CLOSE TO ALL LOCAL AMENITIES AND MAINLINE STATION**
-  **HIGH SPEC OFFICE SUITE WITH AIR CONDITIONING AND LIFTS**
-  **9 ALLOCATED PARKING SPACES**
-  **NEW LEASE AVAILABLE**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The office 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 close 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 is 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

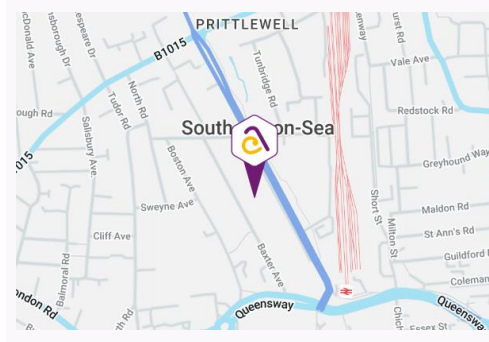
Approx area: 4,298 sq. ft.
(399 sq. m.)

RENT

£51,576 per annum exclusive, plus VAT if applicable.

TERMS

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



SERVICE CHARGE

A service charge is levied for the upkeep of the communal areas.

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

Misrepresentation Act 1967

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