



Ayers & Cruiks

COMMERCIAL

FIRST FLOOR OFFICE SUITES SOUTHEND ON SEA FROM 181 - 220 SQ FT TO LET



**First Floor, Finance House, Aviation Way,
Southend on Sea, Essex, SS2 6UN**

- **Fully refurbished first floor office suites**
- **Close to Southend on Sea Airport**
- **Various suite sizes available**
- **Rents from £5,130 per annum inclusive***

86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

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DESCRIPTION AND LOCATION

First floor office suites situated within Finance House development, fronting Aviation Way, within close proximity to the Southend Airport and the A127

Accessed via a communal entrance, with a lift to all floors, the premises currently comprise of individual office space.

The development further benefits communal kitchen and w/c facilities.

On site car parking for one vehicle.

ACCOMMODATION

Suite	Size	Rent pa inclusive*
1	181 sq. ft.	£6,335
5	161 sq. ft.	LET
6	220 sq. ft.	£6,900

* Rent includes service charge, building insurance, electrics, heating and general maintenance.

TENURE

Leasehold

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES (2012/2013)

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 with the landlord's appointed agent

Ayers & Cruiks
01702 343060



Misrepresentation Act 1967

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