



# Ayers & Cruiks

## COMMERCIAL

### **PROFESSIONAL OFFICE DISTRICT SECOND FLOOR SUITE 2,117 SQ FT (197 SQ M) TO LET**



**Rutland House, 90-92 Baxter Avenue, Southend on Sea  
Essex SS2 6HZ**

- **Second floor office suite**
- **Established office district**
- **Close to town centre**
- **Allocated car parking spaces**
- **Immediate availability**
- **Rent £19,000 per annum exclusive**

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

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## DESCRIPTION AND LOCATION

Second floor office suite situated at the heart of the main office district in Baxter Avenue, Southend on Sea, close to the town centre and local amenities

The suite comprises an open plan space inclusive of 5 self-contained offices. The suite benefits from air conditioning, entry-phone system, Cat5 cabling throughout, gas central heating, own kitchenette and shared w/c facilities. The office also comes with allocated parking spaces.

## ACCOMMODATION

**Office suite: 2,117 sq ft (197 sq m)**

## TERMS

New full repairing and insuring lease for a length and term to be agreed

## RENT

**£19,000** per annum exclusive, plus VAT if applicable

## SERVICE CHARGE

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

## EPC

Awaiting EPC rating.

## BUSINESS RATES

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

## LEGAL COSTS:

Ingoing tenant to be responsible for the Landlord's legal costs.

## VIEWINGS:

Strictly by prior appointment via vendors sole appointed agent.

**Ayers & Cruiks**  
**01702 343060**



### Misrepresentation Act 1967

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