

SOUTHEND-ON-SEA



TO LET

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

**PROFESSIONAL OFFICE DISTRICT
2,117 SQ. FT. (197 SQ. M.)**



SECOND FLOOR OFFICE SUITE



ESTABLISHED OFFICE DISTRICT



CLOSE TO TOWN CENTRE



**ALLOCATED CAR PARKING
SPACES**



**RENT ONLY £21,000 PER ANNUM
EXCLUSIVE**



Ayers & Cruiks
COMMERCIAL

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w. ayerscruiks.co.uk

DESCRIPTION AND LOCATION

Second floor office suite 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.



ACCOMODATION

Office Suite 2,117 SQ. FT. (197 SQ. M)

TENURE

Leasehold

TERMS

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

RENT

£21,00 per annum exclusive, plus VAT if applicable

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas.

BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Rochford Council on 01702 546366.

EPC

Awaiting EPC rating

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's legal costs.

VIEWING

Strictly by prior appointment contact Ayers&Cruikis

Misrepresentation Act 1967

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