

# SOUTHEND-ON-SEA



# TO LET

**Britannia Business Park,  
Comet Way,  
Southend-On-Sea,  
Essex SS2 6GE**

**WHOLE BUILDING  
FROM 4,016 SQ. FT. (373 SQ.M.)**



**OPEN PLAN AND PARTIONED  
OFFICES**



**20 PARKING SPACES AVAILABLE**



**SHORT DISTANCE FROM A127**



**NEW LEASE AVAILABLE**



**RENT ONLY £50,000 PER  
ANNUM EXCLUSIVE\***



**Ayers & Cruiks**  
COMMERCIAL

**t. +44 (0)1702 343060**  
**w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)**

# DESCRIPTION AND LOCATION

Britannia Business Park is ideally located being adjacent to the B1013 Rochford link road connecting with the A127 Arterial Road which, in turn, provides access to the A130 and M25. Eastwood is to the west of central Southend close to Rochford with its main line railway station providing access to the City via the Liverpool Street line and London Southend Airport..

The property is split over the ground and first floor with a mixture of open plan and partitioned offices. There are male/female WC's and kitchenettes on both floors. There is the added benefit of 20 car parking spaces.



## ACCOMODATION

Total approx. area 4,016 SQ. FT (373 SQ. M.)

## .TENURE

Leasehold

## EPC

Awaiting EPC

## BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Southend Borough Council.

## LEGAL COSTS

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

## TERMS

The premises are available to let upon a new lease, term to be agreed

## SERVICE CHARGE

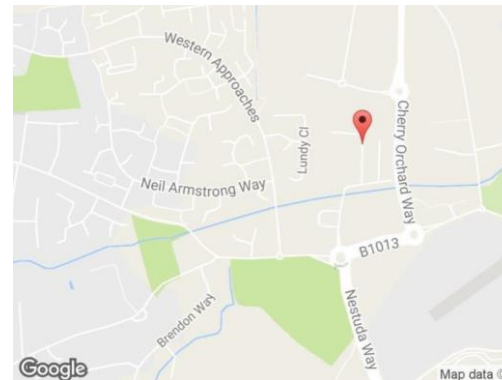
A service charge is levied for the upkeep of the estate.

## RENT

£50,000 per annum exclusive

## VIEWING

Strictly by prior appointment with the vendor's appointed agent **Ayers&Cruik**s



## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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**t.** +44 (0)1702 343060  
**w.** ayerscruik.co.uk

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