

SOUTHEND ON SEA



TO LET

Cohav House
16-17
Aviation Way
Southend-on-Sea
SS2 6UN

OFFICE

1,658 SQ. FT. (154 SQ. M.)



MODERN OFFICE
DEVELOPMENT



ON-SITE CAR PARKING



CLOSE TO LONDON SOUTHEND
AIRPORT



NEW LEASE AVAILABLE



RENTS FROM £25,000 PER
ANNUM INCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The offices are fully serviced with the use of a shared kitchen and ladies and male W.C's. Communal areas are cleaned on a weekly basis.

Further benefits include 8 person passenger lift, air conditioning (untested), and one car park space per office. There is plenty of parking on the road if needed.

First floor office suites situated in the modern Cohav House development on Aviation Way, within close proximity to London Southend Airport.



ACCOMODATION

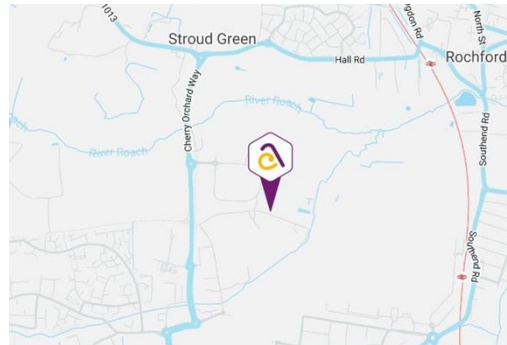
	SQ.FT	SQ.M
Area	1,658	154
TOTAL	1,658	154

TERMS

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

EPC

D 94



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.



BUSINESS RATES

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

LEGAL COSTS

Ingoing tenant are responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£25,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

FLOOR PLAN

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
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