

Kingswood House
58-64 Baxter Avenue
Southend-on-Sea
Essex
SS2 6BG



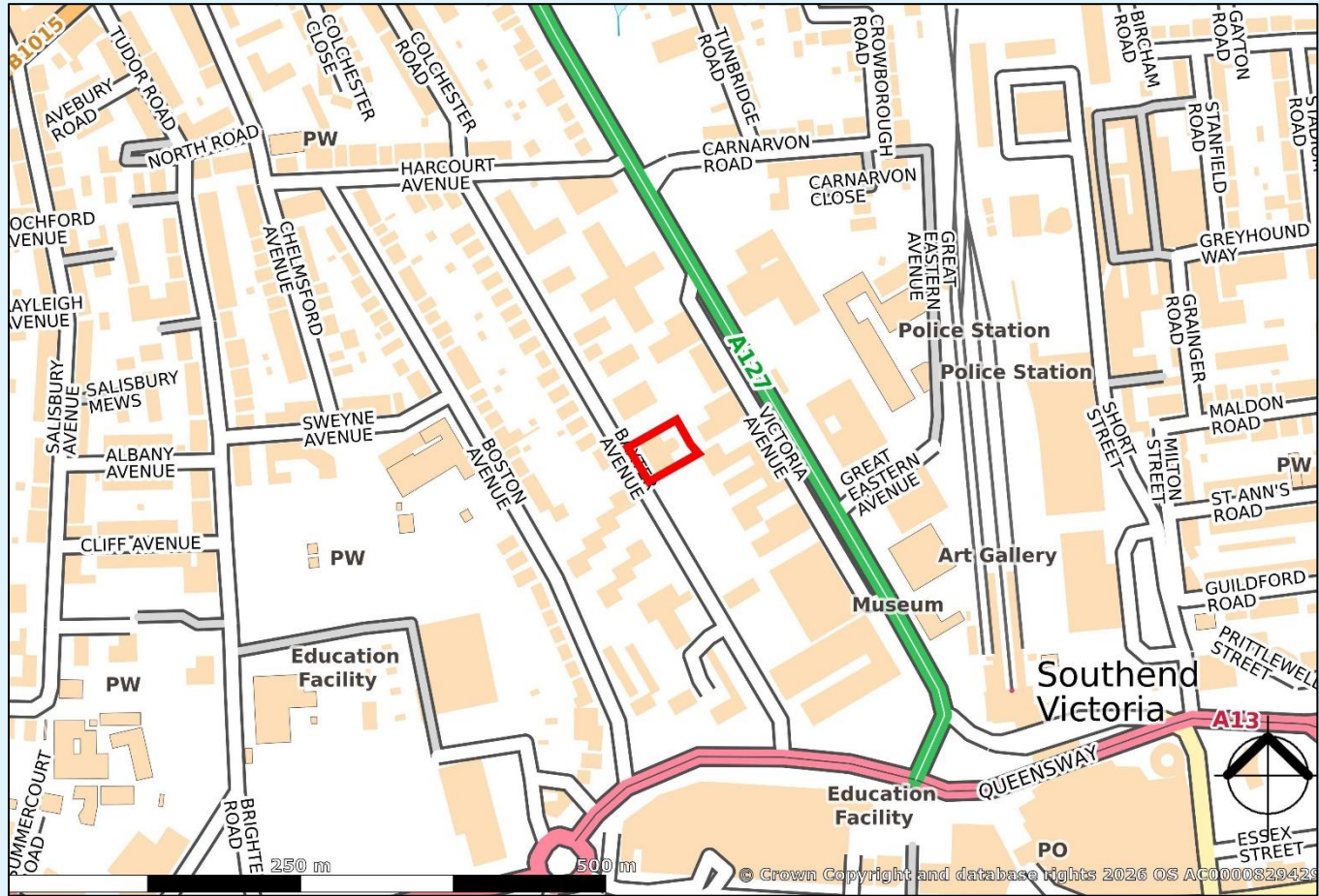
TO LET – NEW LEASE
2ND FLOOR OFFICE SUITE
APPROX 2,490 SQ FT (231 SQ MS)



**Kingswood House, 58-64 Baxter Avenue,
Southend, Essex, SS2 6BG**

Kingswood House is a modern, multi-occupied, office building located close to Southend City Centre and a short walk from Southend Victoria Station. The available suite is air conditioned with suspended ceilings carpeted floors, and double glazed windows. Each floor has w/c facilities and is served by two lifts.

Southend sits approx. 45 miles east of London and is served by two mainline train stations (London Liverpool Street & Fenchurch Street lines). Baxter Avenue runs directly parallel to Victoria Avenue which is one of the main Gateways into the City.



Accommodation

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis:

Floor	Sq Ft	Sq Ms
2nd	2,490	231

Features

- To Let – New Lease
- Self-Contained Office Suite
- Air Conditioned & Passenger Lift
- Impressive Communal Reception Area
- Close to Southend City Centre
- Allocated Parking
- Short Walk To Southend Victoria Train Station
- Immediate Availability

Terms

The suite is available for letting by way of a new lease subject to a rent of £31,130 (£12.50 psf). All other terms and conditions by negotiation

Service Charge

A service charge is payable for shared facilities. Full details are available on request.

VAT

The property is elected for VAT.

Business Rates

Interested parties are advised to seek verification of the rates payable from Southend City Council Rates Department.

Energy Performance Certificate

We understand that the premises have an EPC rating of D-85. A Commercial Energy Certificate (EPC) will be made available for inspection

Rent: £31,130 per annum (Excl VAT).



Legal Costs

Ingoing tenant is liable for payment of landlords legal costs.

Viewing Arrangements

Strictly via prior appointment

Roy Horton T: 01702 311039

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

