

RAYLEIGH



TO LET

1

Regency Court
Rayleigh
SS6 7BY

OFFICE
994 SQ. FT. (92 SQ. M.)



Office/Retail Suite



Close To Amenities



New Lease Available



Allocated Parking For 2 Cars



Rent Only £19,950 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Regency is in a great location just off the High Street in the centre of Rayleigh, Essex. It's a busy area with lots of people passing by and easy access to shops, restaurants, and public transport. The A127 and A130 are close by, making it easy to reach other parts of Essex and beyond.

This modern ground-floor unit is part of a new, high-quality development and offers flexible space for many types of businesses under Class E. It has a large glass front, giving great visibility and natural light, making it ideal for shops, offices, or other approved uses. The property also benefits from 2 allocated parking spaces.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	994	92
TOTAL	994	92

TERMS

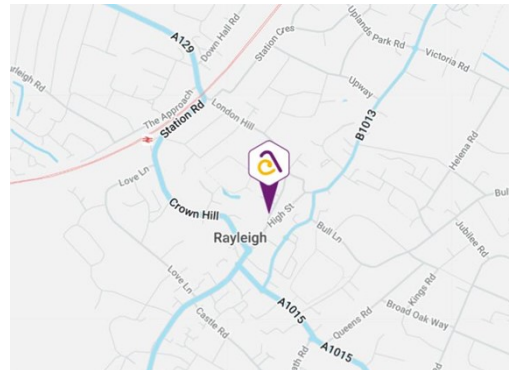
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

To be Confirmed

EPC

Awaiting EPC



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 tenants are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£19,950 Per Annum Exclusive

VAT

VAT is Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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