

RAYLEIGH



TO LET

Lower Barn Farm
London Road
Rayleigh
Essex
SS6 9ET

OFFICE/RETAIL

**164 SQ.FT (15.3 SQ.M) - 693 SQ.FT
(64.4 SQ.M)**



Situated on a Busy Development Site



First Floor Office Suites



Parking Available



New Lease Available



Price From £4,500 PA To £16,200
PA



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on the very busy Lower Barn Farm development, the development already has some very successful and busy businesses situated on site including a café, heated showroom, builders' merchant, surveyors and board sports shop.

The property comprises of one first floor office suites to let. The suites feature a flexible layout, and benefits from ample customer car parking. The all-inclusive package covers, utilities, high-speed internet and maintenance. The offices benefit from large windows that provide plenty of natural light. There are also two ground floor suites that could be used as an office or retail.

FLOOR/SUITE	SIZE	RENT PER ANNUM
FF Suite 1	164 SQ.FT.	£4,500 per annum Inclusive
GF Studio 3	426 SQ.FT.	£16,200 per annum Inclusive
GF Stables 2	693 SQ.FT.	£16,200 per annum Exclusive

TERMS:

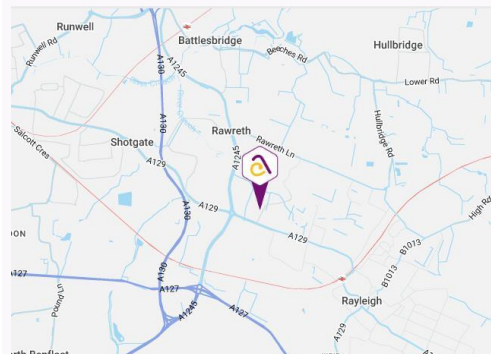
The premises are available to let upon a new lease, for a term to be agreed.

EPC:

B – 48

VAT

Plus VAT if Applicable



BUSINESS RATES:

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

LEGAL COSTS:

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

TENURE:

Leasehold.

RENT:

Office 1 - £3,300 pa inclusive
Office 2 - £4,830 pa inclusive
Offices 1&2 - £6,500 pa inclusive

VIEWING:

Strictly by prior appointment via landlords' appointed agents Ayers & Cruiks.

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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk