

# HOCKLEY



## TO LET

7a Middle  
Eldon Way  
Hockley  
SS5 4AD

**INDUSTRIAL**  
600 SQ. FT. (56 SQ. M.)



Ground Floor Industrial Unit



Secure Roller Shutter



New Lease Available



WC Facilities



Rent Only £7,500 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Eldon Way Industrial Estate is 7 miles north of Southend-on-Sea and 5 miles from London Southend Airport. It's just off Spa Road near the B1013, with Hockley station 0.3 miles away, offering direct trains to London and Southend. The A127, linking to the M25 (J29), is 5 miles south.

The property includes a small warehouse area and office space, complete with a W.C. It also benefits from being secure with roller shutters.



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	600	56
TOTAL	600	56

## TERMS

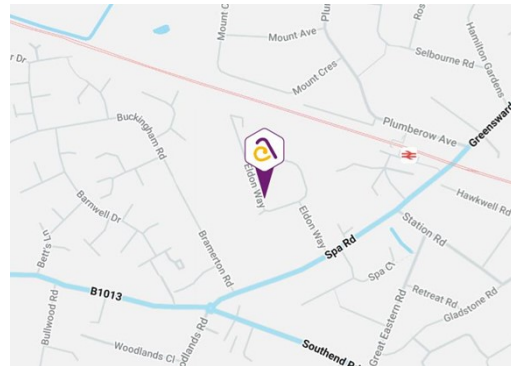
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

To Be Confirmed

## EPC

C  
51



## 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

£7,500 Per Annum Exclusive

## VAT

Plus VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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