

HOCKLEY



TO LET

Spa House
69 Southend Road
Hockley
SS5 4PZ

OFFICE
1,309 SQ. FT. (122 SQ. M.)



Prominent Office Building



Ground Floor Open Plan Office Suite



New Lease Available



Benefits From Suspended Ceiling



Rent Only £13,000 Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The office is 7 miles from Southend-on-Sea and 5 miles from London Southend Airport. It's in a trading estate near the junction of Spa Road and Southend Road. Hockley train station is 0.3 miles away, with direct trains to London and Southend. The A127 road, 5 miles south, links to the M25 motorway.

Spa House is a three-storey office building in a busy spot where Spa Road, Main Road, and Southend Road meet. The ground floor office is open-plan and includes a suspended ceiling, gas heating, intercom, carpet and a kitchen. There are communal toilets and allocated parking to the rear.



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	1,309	122
TOTAL	1,309	122

TERMS

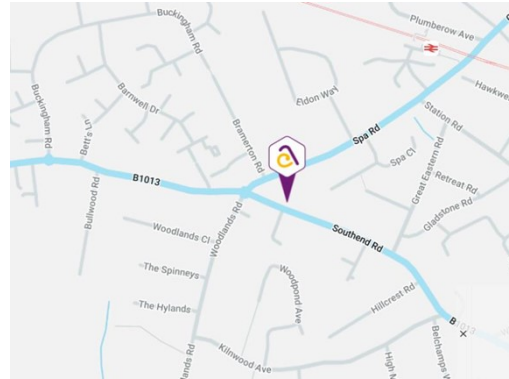
Available on a new full repairing and insuring lease, for a term to be agreed.

SERVICE CHARGE

There will be a service charge for the upkeep of the communal areas.

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 Council on 01702 546366.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs.

TENURE

Leasehold

RENT

£13,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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