



Ayers & Cruiks
COMMERCIAL

To Let

3,078 sq ft on a plot of 0.55 acres

Assendon Works, Lower Road, Hockley, SS5 5LD

Industrial unit with first floor offices situated on approximately 0.55 acre yard.

- Rural location
- Suitable for general industrial uses
- Loading door and side pedestrian access
- Offices to front accessed from front or via industrial unit
- Surfaced yard approximately 23.5% of site coverage
- £66,000 per annum exclusive

01702 343060

www.ayerscruiks.co.uk



Assendon Works, Lower Road, Hockley, SS5 5LD

Summary

Rent: £66,000 per annum

Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority

VAT: To be confirmed

Legal fees: Ingoing tenant is liable for both parties legal costs

Contact & Viewings

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
Bradley@ayerscruiks.co.uk

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Rebecca Galley
01702 608053
Rebecca@ayerscruiks.co.uk

86-88 Baxter Avenue
Southend-on-Sea,
Essex,
SS2 6HZ

Burgundy Court,
64/66 Springfield Road,
Chelmsford,
Essex
CM2 6JY

01702 343060

www.ayerscruiks.co.uk



Description

The industrial unit is a single storey steel frame northlit construction with loading door and pedestrian access door from the side. It benefits from an eaves height of 3 metres, rising to a maximum of 5 metres, a kitchen, canteen, disabled WC facilities and reception with access to first floor offices. The offices, which are to the front of the property, are two storey and can be accessed either via the industrial unit or a self-contained entrance from the front. The property is situated to the north side of the plot providing a large open expanse of concrete yard approximately 0.55 acres. There is a single access point from Lower Road to the property.

Location

Assendon Works is located approximately 0.5km from Lower Road's junction with Ashingdon Road/Greenwood Lane. The property is on the eastern side of Lower Road surrounded by a mix of commercial and industrial uses.

Generally, the property is in a rural location within a few minutes driving distance of Hockley and its main line train station providing access to London Liverpool Street. Lower Road is also used as a main thoroughfare to the A130 Chelmsford Road, which in turn connects with both the A127 and A13.

Accommodation

Floor	Building Type	SQFT	SQM
Ground	Industrial	550	51.10
1 st	Office	427	39.67
Outdoor	Yard	23,958	2,225.77
Total		27,036	2,511.73

Terms

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

Rent

£66,000 per annum

Viewings

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

