



Rumsey House, Locks Hill, Rochford, SS4 1BB To Let | 2,500 sq ft



# Rumsey House, Locks Hill, Rochford, SS4 1BB

### Summary

- Rent: £30,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

#### Further information

• View details on our website

### **Contact & Viewings**

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk

Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

Bradley Hair 01702 608057

bradley@ayerscruiks.co.uk

#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



## **Key Points**

- Close To Rochford Town Centre
- 4 Allocated Parking Spaces
- Arranged Over Two Floors
- Open Plan Offices
- £30,000 Per Annum Exclusive

## Description

The property is arranged over two floors and is mainly open plan on ground and first floor, the ground floor having male and female W.C facilities and a small reception desk with stairs leading to first floor, which is open plan with a partitioned office, male and female W.C's and small kitchen area. The first floor benefits from full length windows providing a light, airy and pleasant working environment.

### Location

This mid-terraced property is located in a nice development with offices and similar businesses on Locks Hill, Rochford. It faces Bradley Way and offers a pleasant view of Rochford Reservoir.



The property is conveniently close to Rochford Town Centre, Rochford Station, and public parking, which is almost directly across the street.

### Accommodation

Floor/Unit	sq ft	sq m
Unit	2,500	232.26

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### **Terms**

The premises are available on a new full repairing and insuring lease, minimum term is three years.

### Rent

£30,000 per annum exclusive

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 Oct 2025.







