

ROCHFORD



TO LET

Units 1-3
Alexandra Farm
Pudsey Hall Lane
Rochford
SS4 3RY

STORAGE

182 SQ.FT (16.9 SQ.M) – 247 SQ.FT
(22.9)



Storage Unit



Secure Location



Situated in Rochford



New Lease Available



Rent from £2,750 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Alexandra Farm, Pudsey Hall Lane, is a rural property in open countryside near Rochford. It offers easy access to the A127, A130, and London Southend Airport (4 miles), with Rochford station 2.5 miles away for direct trains to London. The area is suited for agricultural, equestrian, or rural business use.

Secure, dry storage unit with concrete floor and optional single-phase power to be installed.

UNIT	SIZE	RENT PER ANNUM
1	182 SQ.FT.	£2,750 per annum Inclusive
2	182 SQ.FT.	£2,750 per annum Inclusive
3	247 SQ.FT.	£3,750 per annum Exclusive

TERMS:

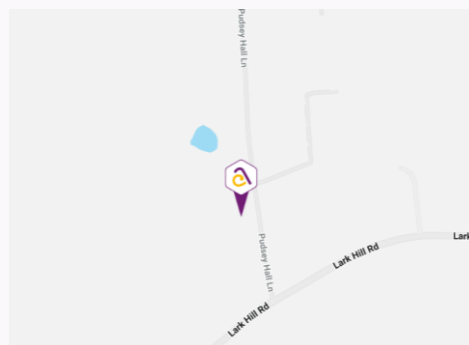
The premises are available to let upon a new lease, for a term to be agreed.

EPC:

Awaiting EPC

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.

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.



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