

HOCKLEY



TO LET

7A Eldon Way
Hockley
Essex
SS5 4AD

RETAIL/OFFICE
2,986 SQ.FT. (277 SQ.M.)



Ideal Retail/Office Use



Kitchenette & WC's



Parking To The Front



New Lease Available



Rent Only £30,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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.

This high-specification unit is fully fitted out as a modern showroom. The space benefits from full air-conditioning, a glazed frontage that maximises visibility, and a dedicated trade counter area to facilitate customers. Perfectly suited for retail or office use.



ACCOMMODATION

	SQ.FT.	SQ.M.
Building Area	2,986	277
TOTAL	2,986	277

TERMS

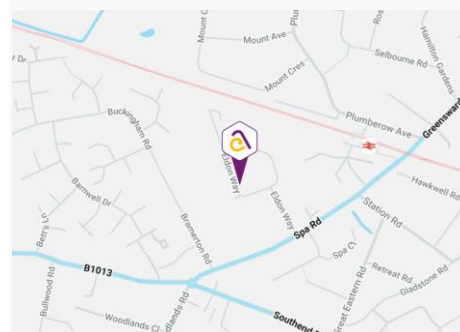
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To Be Confirmed

EPC:

C



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£30,000 per annum exclusive

VAT:

Is Applicable

VIEWING:

Strictly by prior appointment via the 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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk