

ROCHFORD



TO LET

Units 3 & 4
Rumsey House, Locks Hill
Rochford
SS4 1BB

OFFICE
2,500 SQ. FT. (232 SQ. M.)



Close to Rochford Town Centre



4 Allocated Parking Spaces



Arranged Over Two Floors



Open Plan Offices



£30,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND 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 center, Rochford station, and public parking, which is almost directly across the street.

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.



ACCOMODATION

	SQ.FT	SQ.M
Area	2,500	232

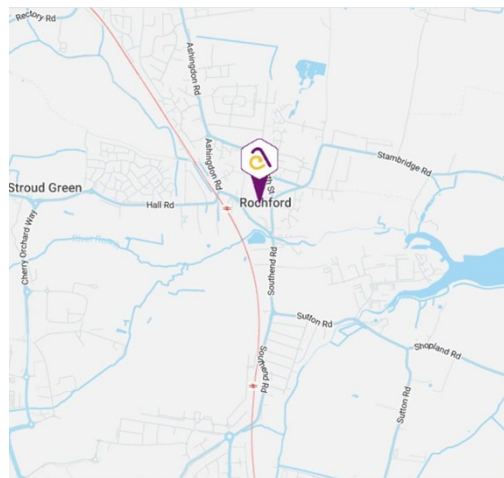
TOTAL	2,500	232
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TERMS

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

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 District Council.

LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable costs

TENURE

Leasehold

RENT

£30,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

FLOOR PLAN



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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