



Ayers & Cruiks
COMMERCIAL

To Let
2,621 sq ft

**3 Walls Yard, Riverside
Industrial Estate,
Rochford, SS4 1GR**

Ground and first floor office
space with WCs and allocated
parking spaces.

- Allocated parking spaces
- Refurbished offices
- New lease available
- £31,500 per annum exclusive

www.ayerscruiks.co.uk



3 Walls Yard, Riverside Industrial Estate, Rochford, SS4 1GR

Summary

- Rent: £31,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (41)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

Ground and first floor refurbished office space with WCs, air conditioning and allocated parking spaces. On the first floor there is a sky bridge providing direct access into unit 4 if required.

It was previously used by a light industrial occupier, undertaking medical camera sales and repairs.

Please note: This can be connected to adjacent units providing additional space if required.

Location

This unit is situated in a popular location within a short distance of Rochford Town Centre and most essential facilities. Rochford Train Station is within a quarter of a mile and provides access to London via the Liverpool Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Office	1,051	97.64	Available
1st	Office	1,570	145.86	Available
Total		2,621	243.50	



Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.

Viewings

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

Rent

£31,500 per annum exclusive

Service Charge

A service charge is levied for the upkeep of the property.

