



Ayers & Cruiks
COMMERCIAL

For Sale

802 sq ft

**2 Church Street, Rayleigh,
SS6 7EE**

Character office building in
prime Rayleigh location with
excellent transport links.
Modern first-floor office to let
with kitchenette, WC.

- Prominent corner position
- Landmark building
- Approx 10 minute walk from Rayleigh Station
- Ground and first floor retail/office
- Offers in excess of £475,000

www.ayerscruiks.co.uk



2 Church Street, Rayleigh, SS6 7EE

Summary

- Price: Offers in excess of £475,000
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (41)

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



Description

A contemporary ground and first-floor office space is available for sale. The premises include a kitchenette/breakroom and WC facilities. The office is carpeted throughout and benefits from modern wall panelling. The property also features gas central heating.

Location

The prominent character office building is located on the corner of Church Street and the ever-popular Rayleigh High Street. Easily accessed by foot, car and train. Rayleigh station is only a ten-minute walk away which provides direct access to London City. To be reached by car there are great road links via the A127 / A13 leading on to the M25.

Accommodation

Floor/Unit	Building Type	Size	sq ft	sq m
Ground	Retail	430 sq ft	430	39.95
1st	Office	372 sq ft	372	34.56
Total			802	74.51



Viewings

Viewings strictly via the vendors appointed agents Ayers & Cruiks

Terms

Freehold interest available with vacant possession.

Price

Offers in excess of £475,000

