



Ayers & Cruiks
COMMERCIAL

To Let
849 sq ft

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

Ground floor office space with
WCs and allocated parking
spaces.

- Allocated parking spaces
- Refurbished offices
- New lease available
- £12,750 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £12,750 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- 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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

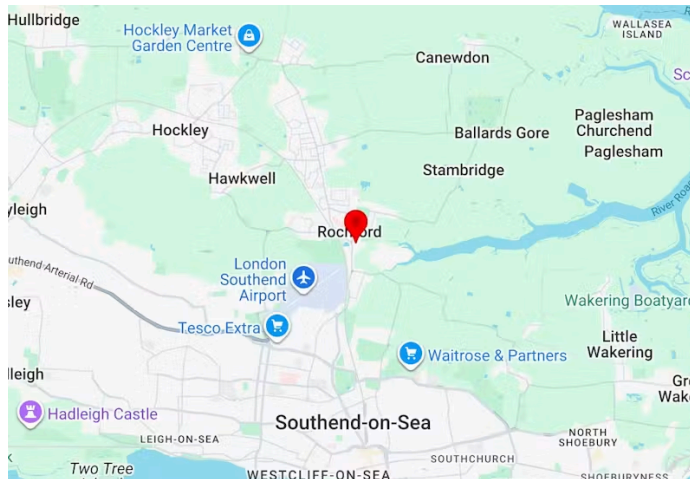
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

Ground floor refurbished office space with WCs, air conditioning and allocated parking spaces.

The property was previously used by a light industrial occupier, undertaking medical camera sales and repairs. The work benches featured in the photos can be removed if required to make an open plan office space.

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	849	78.87	Available
Total		849	78.87	



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

£12,750 per annum exclusive

Service Charge

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

