



Ayers & Cruiks
COMMERCIAL

To Let

3,694 sq ft

Anglian House, Claydons Lane, Rayleigh, SS6 7UP

Office building with kitchen and toilet facilities and allocated parking.

- Office space
- Six allocated parking spaces
- Four years remaining on the lease
- Rent only £25,350 per annum



Anglian House, Claydons Lane, Rayleigh, SS6 7UP

Summary

- Rent: £25,350 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (69)
- Lease: Sublease

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

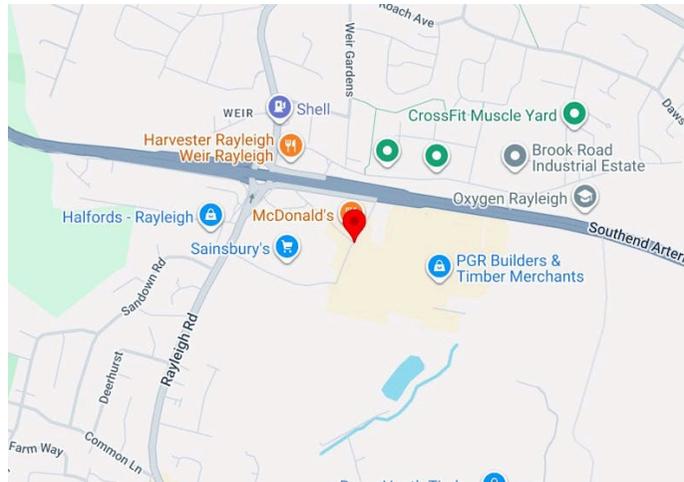
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

Anglian House is a well-presented showroom/ office building offering flexible workspace suitable for a range of uses. The property includes kitchen and toilet facilities and benefits from six allocated on-site parking spaces. The office is located on the first floor above the show room.

Location

This property is located in the town of Rayleigh in a well-established commercial area. It offers convenient access to Rayleigh town centre and nearby transport links, including the train station, providing direct services into London Liverpool Street. The surrounding area features a mix of business premises, light industrial units and local amenities with good road connections to the A127 and A130.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	3,694	343.18	Available



Terms

Available on a sub lease for a term expiring in 2030.

Rent

£25,350 per annum exclusive

Viewings

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

