



Ayers & Cruiks
COMMERCIAL

To Let
5,140 sq ft

**11 Eldon Way Industrial
Estate, Eldon Way,
Hockley, SS5 4AD**

**Industrial unit with warehouse
and office space**

- Roller shutter door
- Popular industrial estate
- Maximum eaves height of 5.6m
- New lease available
- £40,000 per annum plus VAT

www.ayerscruiks.co.uk



11 Eldon Way Industrial Estate,
Eldon Way, Hockley, SS5 4AD

Summary

- Rent: £40,000 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: E (112)
- 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

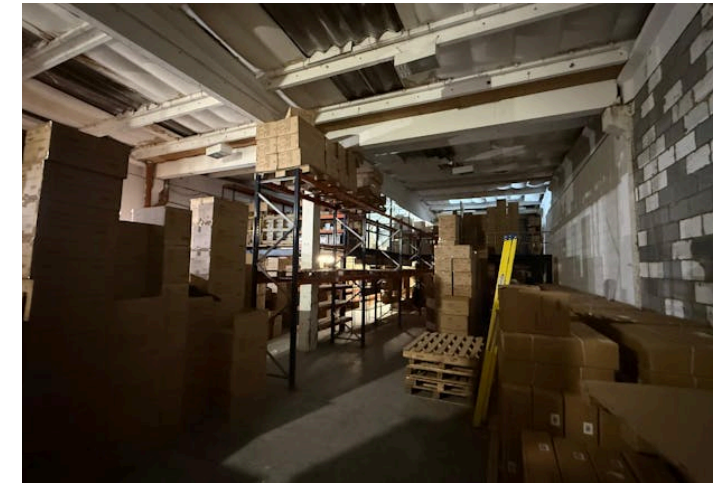
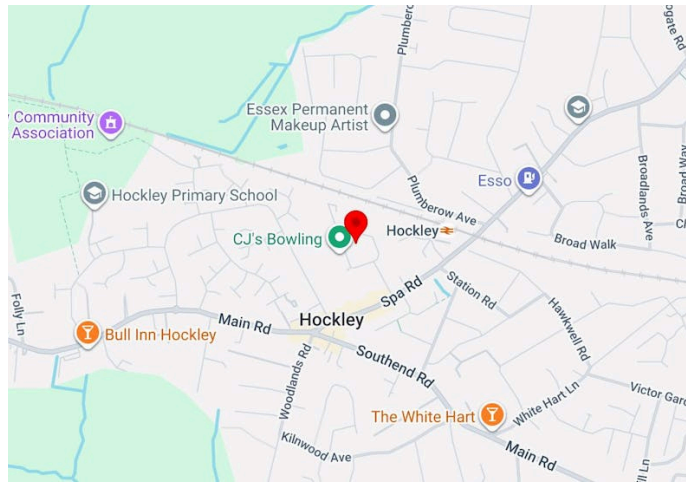
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

Industrial unit comprising of ground floor warehouse and office space, a mezzanine and first floor office. It is ideal for a variety of uses, featuring a roller shutter door for secure and convenient access and WC facilities. It has a minimum eaves height of 4.8m and a maximum of 5.6m as well as a forecourt for parking.

Location

This unit is situated on Eldon Way Industrial Estate which is a well known trading estate located just off of Spa Road. Hockley train station is only 0.3 miles away offering direct services to London Liverpool Street and it is only 7 miles north of Southend-On-Sea.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Warehouse	3,466	322
Ground	Office	211	19.60
Mezzanine	Warehouse	1,167	108.42
1st	Office	296	27.50
Total		5,140	477.52

Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£40,000 per annum exclusive

Viewings

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