



Ayers & Cruiks
COMMERCIAL

To Let

937 sq ft

**Suite F, Spa House, 69
Southend Road, Hockley,
SS5 4PZ**

Second Floor Office Suite with a suspended ceiling, open-plan ground floor, kitchen, parking, heating, and toilets.

- Prominent Office Building
- Second Floor Open Plan Office Suite
- Benefits From Suspended Ceiling
- New Lease Available
- Rent Only £11,000 Per Annum Exclusive

www.ayerscruiks.co.uk



Suite F, Spa House, 69 Southend Road, Hockley, SS5 4PZ

Summary

- Rent: £11,000 per annum
- Business rates: £4,441.10 per annum Interested parties are advised to confirm the rating liability with Rochford Council on 01702 546366.
- Service charge: £4,350 per annum - A service charge is levied for the upkeep and heating of the property
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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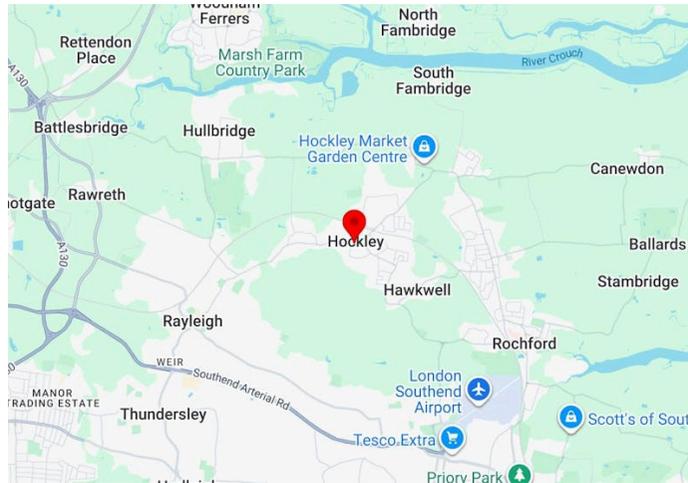
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Description

A The second-floor office is open-plan and includes a suspended ceiling, gas heating, an intercom, carpet and a kitchen. There are communal toilets and allocated parking to the rear.

Location

The office is 7 miles from Southend-on-Sea and 5 miles from London Southend Airport. It's in a trading estate near the junction of Spa Road and Southend Road. Hockley train station is 0.3 miles away, with direct trains to London and Southend. The A127 road, 5 miles south, links to the M25 motorway.

Accommodation

Description	Building Type	sq ft	sq m
Suite F	Office	937	87.05



Terms

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

Rent

£11,000 Per Annum Exclusive.
There is an annual insurance charge of £255 and an annual service charge of £4,350.

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks