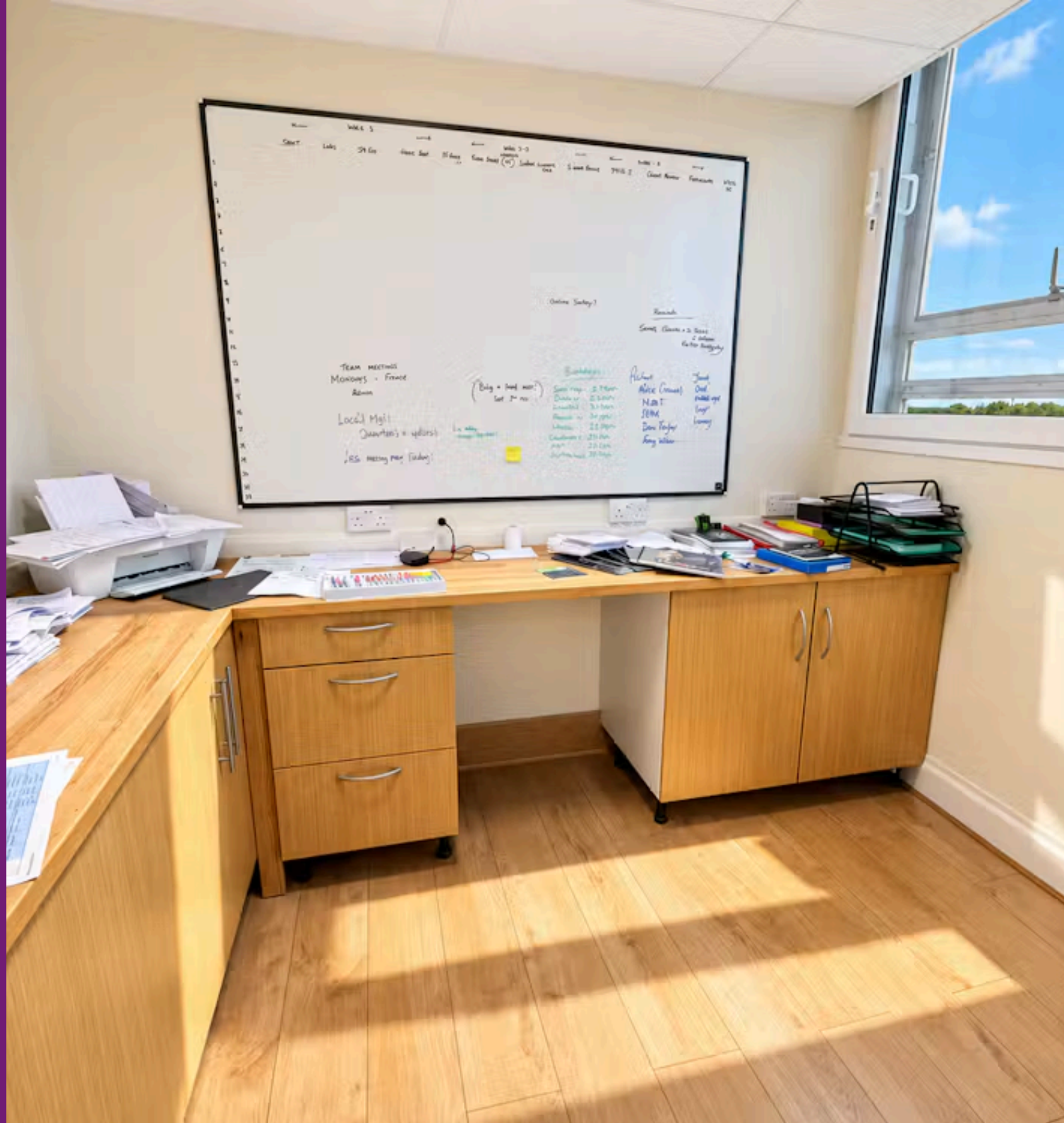
Ayers & Cruiks
COMMERCIAL

# To Let
170 sq ft

## Office Suite, 7 Eldon Way, Hockley, SS5 4AD

Office with 24/7 access, all-inclusive rent, shared facilities and excellent transport links near Hockley station.

- All-inclusive rent: utilities, Wi-Fi and security included
- 24/7 access for tenants
- Shared reception and waiting area
- Heating and air conditioning
- Secure entry system and CCTV
- On-site or nearby parking
- Rent Only £5,500 Per Annum Inclusive



www.ayerscruiks.co.uk

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## Summary

- Rent: £5,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority.
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (51)
- Lease: New Lease

## Further information

- View details on our website

## Contact & Viewings


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## Offices


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Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555


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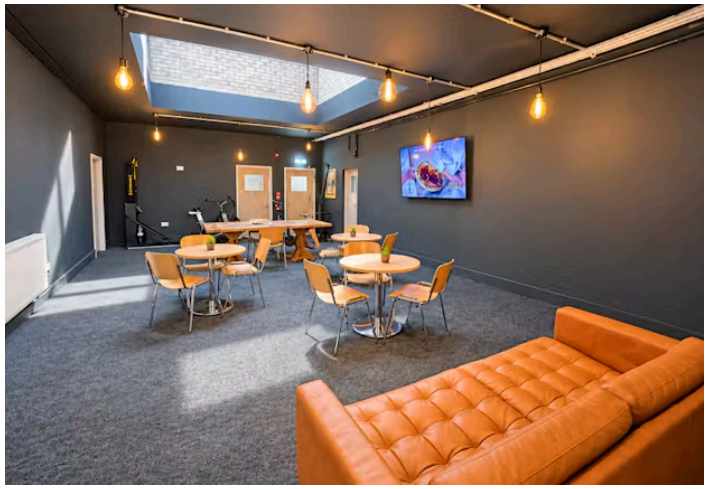

## Description

The property offers unrestricted 24/7 access and all-inclusive rent, providing a flexible and convenient working environment. Occupiers benefit from a shared reception and waiting area, heating and air conditioning throughout, and communal kitchen and toilet facilities for the convenience of both practitioners and clients. Set within a modern, newly refurbished personal training gym, the accommodation provides a professional and welcoming setting ideally suited to a range of health, fitness and wellness occupiers, including personal trainers, therapists, coaches and treatment practitioners.

## Location

7 Eldon Way is situated on an established industrial estate, offering strong road links via the the A127 and A130. It is within walking distance to Hockley station providing easy access to London Liverpool Street. The location combines easy access for business with the appeal of a semi-rural, commuter-friendly setting.

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Office | 170 | 15.79 |

## Viewings

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

## Rent

£5,500 Per Annum Inclusive


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