



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
208 sq ft

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

Second floor office/ studio  
space situated on a popular  
industrial estate suitable for a  
variety of uses.

- Office/ studio space
- Designated parking area
- Communal WC facilities
- New lease available
- Rent only £8,000 per annum exclusive



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

## Summary

- Rent: £8,000 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
- Lease: New Lease

## Contact & Viewings

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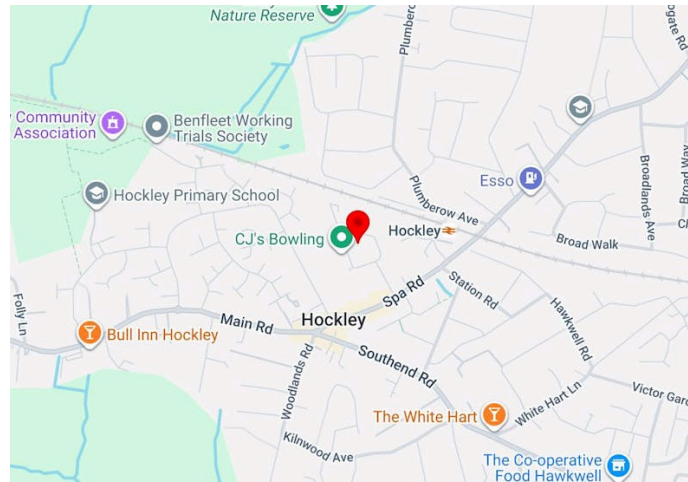
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## Offices

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## Description

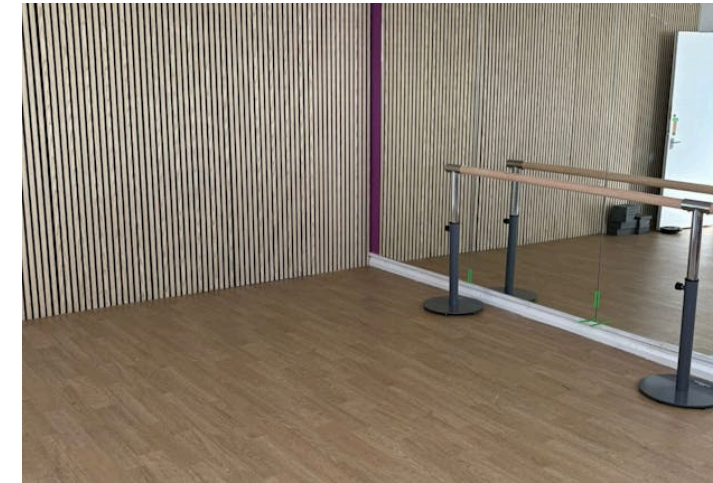
This well presented unit is situated above a gym and would be suitable for a variety of uses. It is on the second floor and is accessed via a communal entrance fronting the main estate, benefitting from communal WC facilities and ample parking area.

## Location

This unit is situated in the Eldon Way Industrial Estate, close to Hockley train station and within convenient access to the A127 and A130. the estate is an established commercial location occupied by a range of industrial, trade and leisure businesses.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
2nd	Office	208	19.32	Available



## Terms

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

## Rent

£8,000 per annum exclusive

## Viewings

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