



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
856 sq ft

---

**2 Walls Yard, Riverside  
Industrial Estate,  
Rochford, SS4 1GR**

---

Modern refurbished offices  
available with allocated parking  
spaces.

- Refurbished offices
- Allocated on site parking
- New lease available
- £12,000 per annum exclusive

---

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## 2 Walls Yard, Riverside Industrial Estate, Rochford, SS4 1GR

### Summary

- Rent: £12,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (47)
- 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

Ground floor offices with air conditioning and allocated parking spaces that would be suitable for a variety of uses. It was previously used by a light industrial occupier undertaking medical camera sales and repairs.

Please note: This can be connected to adjacent units providing additional space if required

### Location

This unit is situated in a popular location within a short distance of Rochford Town Centre and most essential facilities. Rochford Train Station is within a quarter of a mile and provides access to London via the Liverpool Street Line.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Office	856	79.53	Available



### Terms

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

### Viewings

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

### Rent

£12,000 per annum exclusive

### Service Charge

A service charge is levied for the upkeep of the property.