

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



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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

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Offices

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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.