



Ayers & Cruiks
COMMERCIAL

34 West Street, Rochford, SS4 1AJ
To Let | 100 to 270 sq ft

All-inclusive office suites with high-speed internet, CCTV, kitchen, garden, WCs and cleaning included.

34 West Street, Rochford, SS4 1AJ

Summary

- Rent: £3,900 - £9,900 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford Council on 01702 318017
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (94)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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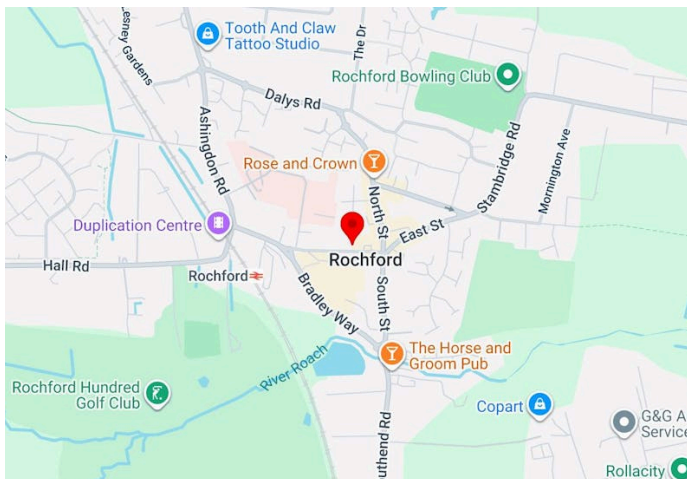
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Key Points

- Prominent position
- Three storey period office building
- Secure High Speed internet
- Fully serviced offices
- Easy in and out agreements

Description

These all-inclusive office suites come with secure, high-speed internet, a free phone line with unlimited calls, and enterprise switchboard features like voicemail and call forwarding. Electricity is reasonably priced, and the space is secure with alarms and CCTV. You'll have 24/7 access, use of a rear garden, shared kitchen, and restrooms, and cleaning of common areas is included.

Location

Situated in this prominent position on West Street in Rochford Town Square is this three storey Grade II Listed period office building. Rochford is a traditional market town with many fine historic buildings and is situated approximately one mile from London Southend Airport and three miles north of Southend.

Rochford Train Station offers routes into London Liverpool Street and is situated a few minutes' walk from the property. There is public parking offered in Rochford Square and also pay and display car parks nearby.

Accommodation

Floor/Unit	Description	sq ft	sq m	Rent
Ground	Office 219	100	9.29	£3,900 /annum
Ground	Office 183	270	25.08	£9,540 /annum
1st	Office 221	270	25.08	£9,900 /annum

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

New full repairing and insuring lease for a term to be agreed. Flexible or longer tenancy options. Easy in and out agreements.

Rent

Rent from £9,540 - £9,900 Per Annum Exclusive