

To Let

829 sq ft

**1 Walls Yard, South Street,
Rochford, SS4 1GR**

Modern refurbished office
available with kitchenette and
allocated parking.

- 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.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (47)
- Lease: New Lease

Contact & Viewings

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Offices

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Description

This unit comprises several office areas with a kitchenette, WC facility and air conditioning, making it suitable for a variety of uses. Allocated on-site parking is also available.

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

The unit is situated in a popular location within a short distance of Rochford town centre and most essential facilities. Rochford Main Line Railway station is within a quarter of a mile and provides access to the City via the Liverpool Street Line.

Accommodation

Building Type	sq ft	sq m	Availability
Office	829	77.02	Available



Terms

The unit is 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.