



Ayers & Cruiks
COMMERCIAL

To Let
355 sq ft

**Room 2, 7 Eldon Way,
Hockley, SS5 4AD**

Modern gym-based wellness space with 24/7 access, all-inclusive rent, shared facilities and excellent transport links near Hockley station.

- All-inclusive rent: utilities, Wi-Fi and security included
- 24/7 access for tenants
- Shared reception and waiting area
- Heating and air conditioning
- Secure entry system and CCTV
- On-site or nearby parking
- Rent Only £8,000 Per Annum Inclusive

www.ayerscruiks.co.uk



Room 2, 7 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.
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (51)
- 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

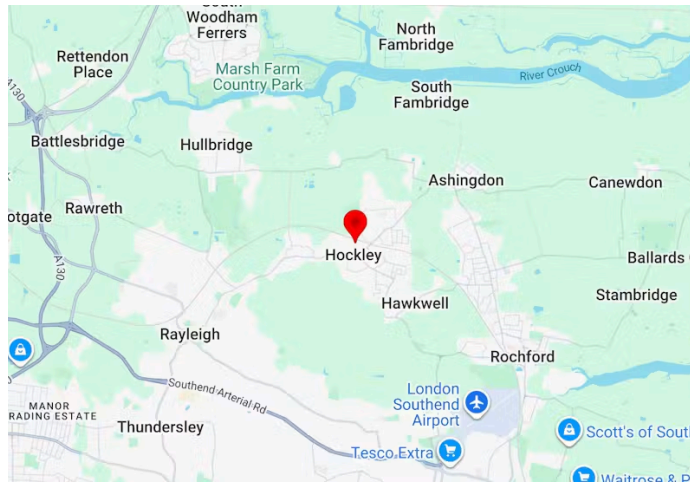
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

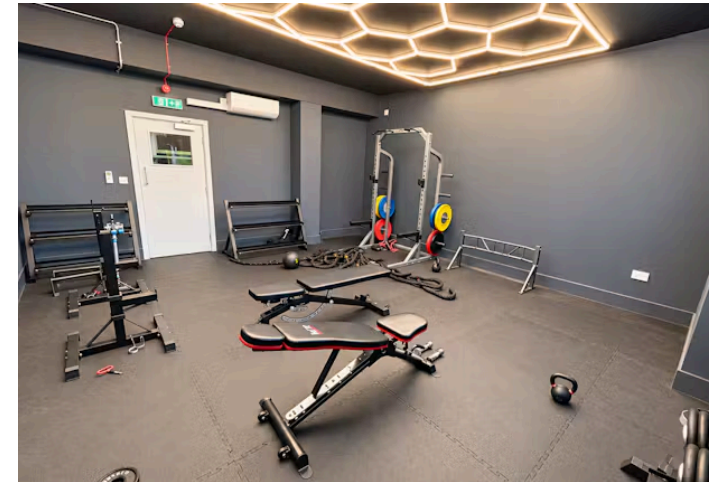


Description

The property offers unrestricted 24/7 access and all-inclusive rent, providing a flexible and convenient working environment. Occupiers benefit from a shared reception and waiting area, heating and air conditioning throughout, and communal kitchen and toilet facilities for the convenience of both practitioners and clients. Set within a modern, newly refurbished personal training gym, the accommodation provides a professional and welcoming setting ideally suited to a range of health, fitness and wellness occupiers, including personal trainers, therapists, coaches and treatment practitioners.

Location

7 Eldon Way is situated on an established industrial estate, offering strong road links via the A127 and A130. It is within walking distance to Hockley station providing easy access to London Liverpool Street.



The location combines easy access for business with the appeal of a semi-rural, commuter-friendly setting.

Accommodation

Description	sq ft	sq m
Room 2	355	32.98

Viewings

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

Rent

£8,000 Per Annum Inclusive