



Ayers & Cruiks
COMMERCIAL

To Let
9,374 sq ft

Office Fiddlers Reach, Wouldham Road, Grays, RM20 4XQ

Two-storey offices with 7,970 sq ft yard, EV charging and sea views. Excellent A13/M25 access, near London Gateway and rail links.

- Two-storey office accommodation
- Large 7,970 sq ft yard
- Excellent A13 & M25 access
- Close to London Gateway Port
- EV charging points & sea views
- Rent Only £75,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £75,000 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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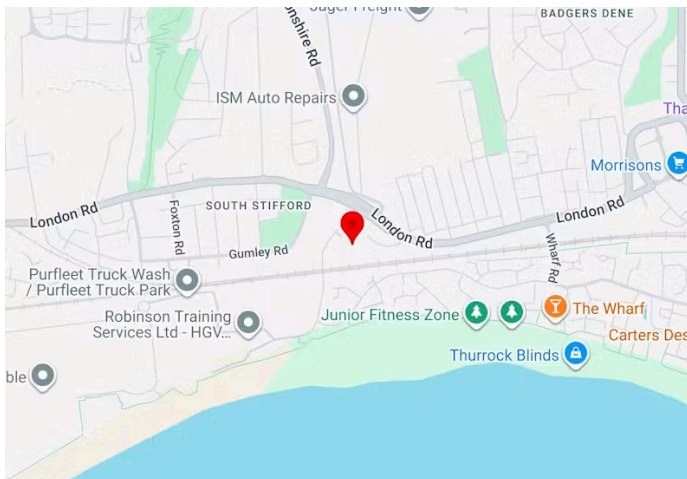
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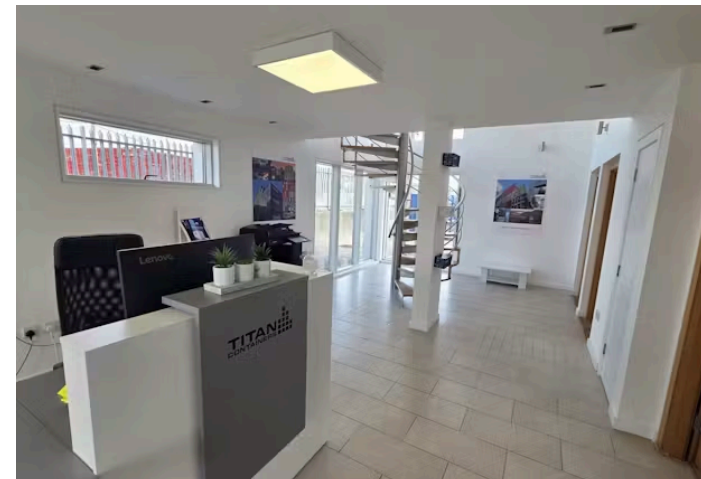


Description

The property comprises a two-storey building, currently used as office accommodation, with a kitchenette and W.C. facilities. The building also benefits from sea views. Externally, the property features electric vehicle charging points to the front and a substantial yard extending to approximately 7,970 sq. ft., currently used for car parking and the siting of storage containers.

Location

The property is situated on Fiddlers Reach, Stanford-le-Hope, within an established commercial and industrial location. The area benefits from excellent road connections, with easy access to the A13, providing direct links to the M25 and the wider motorway network. London Gateway Port and Logistics Park are located nearby, making the location well suited to a range of industrial, storage and commercial occupiers.



Stanford-le-Hope town centre and railway station are also within easy reach, providing local amenities and regular services to London Fenchurch Street.

Accommodation

Description	sq ft	sq m
Office Building	1,404	130.44
Yard	7,970	740.44
Total	9,374	870.88

Terms

The premises is available to let on a 4-year full repairing and insuring lease for a term to be agreed.

Viewings

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

Rent

£75,000 per annum exclusive

