



Ayers & Cruiks
COMMERCIAL

To Let
706 sq ft

Unit 17 Clovelly Works
Chelmsford Road,
Rawreth, SS11 8SY

Versatile commercial property offering flexible space, ideal for offices, therapy or treatment rooms, or retail use.

- 3 Parking Spaces
- Toilets
- CCTV
- Garage
- Kitchenette
- Yard to rear
- New Lease Available
- £13,200 Per annum

www.ayerscruiks.co.uk





Summary

- Rent: £13,200 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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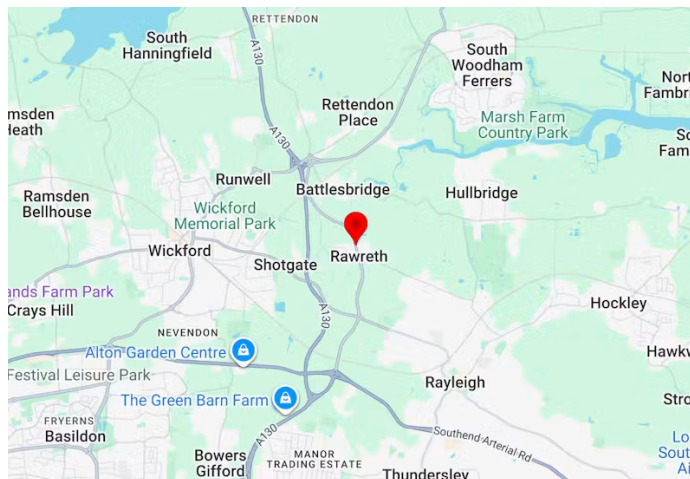
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Description

The unit offers a spacious and versatile reception or retail area, complemented by three separate enclosed rooms suitable for a variety of uses. The accommodation also benefits from a private kitchenette and WC facilities.

Externally, the property features a garage with potential for use as additional storage, together with a private courtyard area and three dedicated parking spaces.

Location

The unit is located on Chelmsford Road (A1245) in Rawreth, Essex, benefiting from excellent road links to the A130, A127 and A13, providing convenient access to Chelmsford, Basildon, Southend and London. Battlesbridge, Rayleigh and Wickford railway stations are nearby, offering connections to surrounding areas and London Liverpool Street. The property is also within easy reach of local amenities, including supermarkets, shops, cafés and restaurants, making it a convenient and accessible commercial location.

Accommodation

Floor/Unit	Size	Rent
Unit	706 sq ft	£13,200 /annum

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Viewings

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

Terms

The Premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£13,200 per annum



