



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**5,700 sq ft**

**Unit 4, 8 Purdeys Way,  
Rochford, SS4 1NE**

Industrial unit with first floor  
offices, WCs, kitchenette and  
ample parking.

- Established industrial estate
- Ample parking
- WC and kitchenette
- New lease available
- £45,000 per annum exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## Unit 4, 8 Purdeys Way, Rochford, SS4 1NE

### Summary

- Rent: £45,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- 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

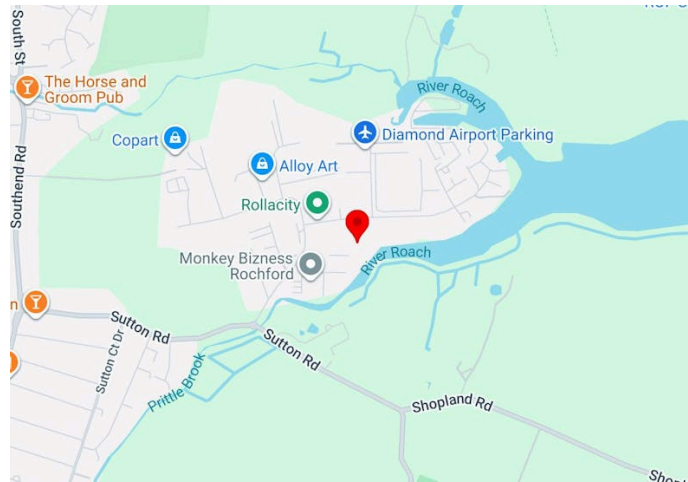
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

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 unit comprises an open plan space with first floor offices, w/c's and a kitchenette. The unit also benefits from ample parking.

### Location

The unit is situated in a prominent position along Purdeys Way in close proximity to Xercise4less, Albon Engineering plc, Buildbase, Factory Shop and Mark One Hire. London Southend Airport and Airport Retail Park are located within close proximity.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Industrial	5,700	529.55	Available

### Terms

Available upon a new full repairing and insuring lease for a term to be agreed.

### Rent

£45,000 per annum exclusive

### Viewings

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