



Ayers & Cruiks
COMMERCIAL

To Let

430 sq ft

**2 Church Street, Rayleigh,
SS6 7EE**

Character office building in
prime Rayleigh location with
excellent transport links.
Modern Ground-floor office to
let with kitchenette, WC.

- Prominent corner position
- Landmark building
- Approx 10 minute walk from Rayleigh Station
- One parking space
- Rent only £25,000 per annum Inclusive

www.ayerscruiks.co.uk



2 Church Street, Rayleigh, SS6 7EE

Summary

- Rent: £25,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford Council on 01702 546366
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (41)
- 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

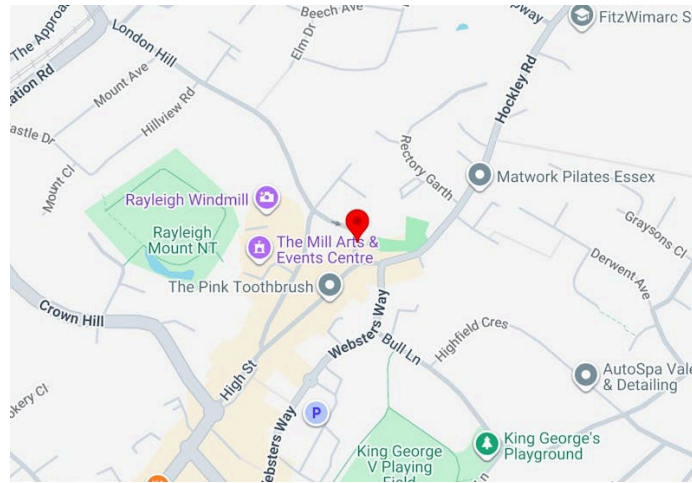
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

A contemporary Ground-floor office/Retail space is available to let. The premises includes a kitchenette & WC facilities. The property also features gas central heating. There is also parking to the rear of the property.

Location

The prominent character office building is located on the corner of Church Street and the ever-popular Rayleigh High Street. Easily accessed by foot, car and train. Rayleigh station is only a ten-minute walk away which provides direct access to London City. To be reached by car there are great road links via the A127 / A13 leading on to the M25.

Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	430	39.95	Available

Terms

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Rent

£25,000 Per Annum Inclusive