



Ayers & Cruiks
COMMERCIAL

To Let

372 sq ft

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

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

- Prominent corner position
- Landmark building
- Approx 10 minute walk from Rayleigh Station
- One parking space
- Rent only £12,000 per annum Inclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £12,000 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

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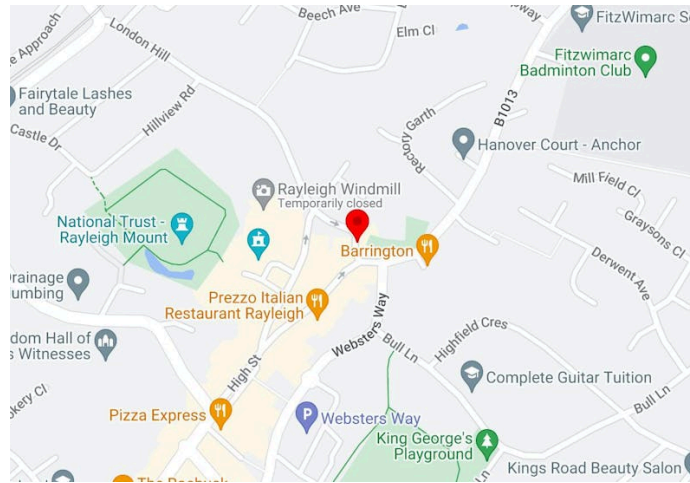
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Description

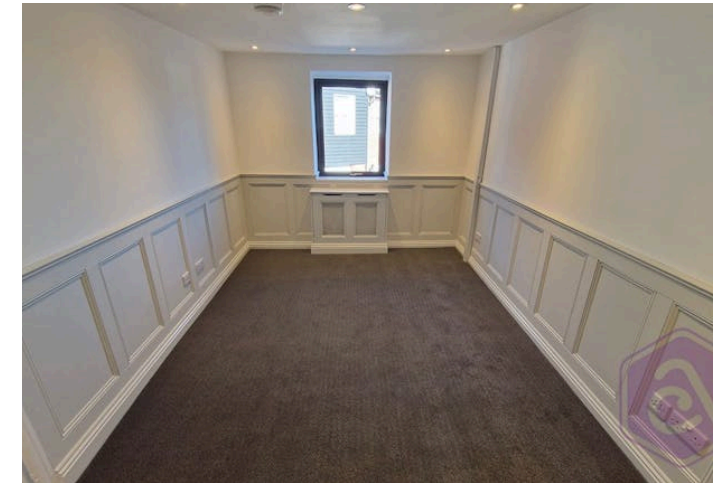
A contemporary first-floor office space is available to let. The premises include a kitchenette/breakroom and WC facilities. The office is carpeted throughout and benefits from modern wall panelling. The property also features gas central heating.

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

Name	sq ft	sq m	Availability
1st - Floor	372	34.56	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

£12,000 Per Annum Inclusive