



Ayers & Cruiks
COMMERCIAL

To Let
1,624 sq ft

**First Floor, 4 Walls Yard,
Riverside Industrial Estate,
Rochford, SS4 1GR**

Ground and first-floor office
space with WCs and allocated
parking spaces.

- Recently refurbished office space
- Allocated on-site parking
- New lease available
- £20,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £20,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (31)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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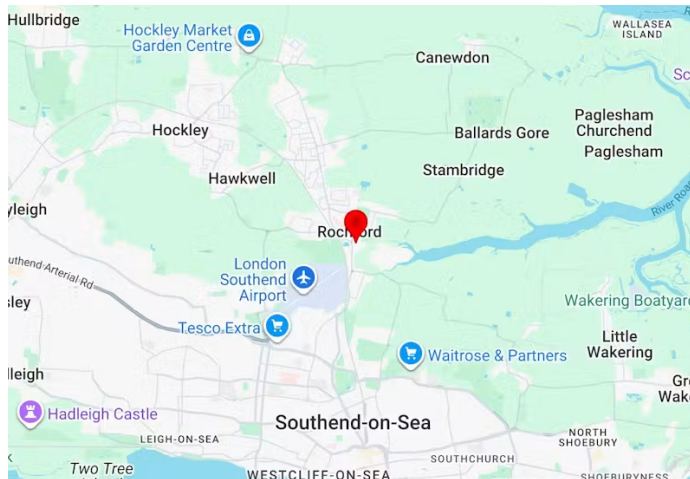
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Description

First floor office space with WCs on the ground floor, air conditioning and allocated on-site parking spaces. It was previously used by a light industrial occupier, undertaking medical camera sales and repairs.

Please note: This can be connected to the adjacent unit providing a further 2621 sq ft if required.

Location

This unit is situated in a popular location within a short distance of Rochford Town Centre and most essential facilities. Rochford Train Station is within a quarter of a mile and provides access to London via the Liverpool Street Line.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	1,624	150.87	Available
Total		1,624	150.87	



Terms

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

Viewings

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

Rent

£20,000 per annum exclusive

Service Charge

A service charge is levied for the upkeep of the property.

