



Ayers & Cruiks
COMMERCIAL

To Let
957 sq ft

**First Floor Office, 3 Walls
Yard, Riverside Industrial
Estate, Rochford, SS4 1GR**

First floor office space with WCs
and allocated parking spaces.

- Allocated parking spaces
- Refurbished offices
- New lease available
- £14,750 per annum exclusive

www.ayerscruiks.co.uk



First Floor Office, 3 Walls Yard, Riverside Industrial Estate, Rochford, SS4 1GR

Summary

- Rent: £14,750 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- 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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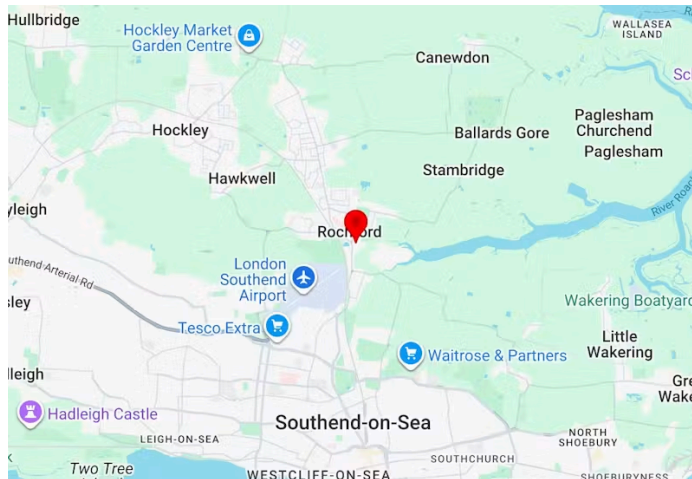
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Description

First floor refurbished office space with WCs, air conditioning and allocated parking spaces. The property is currently undergoing refurbishment including redecorating and new floor tiles.

Previously used by a light industrial occupier, undertaking medical camera sales and repairs.

Please note: This can be connected to adjacent units providing additional space 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.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	957	88.91	Available
Total		957	88.91	



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

£14,750 per annum exclusive

Service Charge

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

