



Ayers & Cruiks
COMMERCIAL

To Let

7,303 sq ft

**15 Eldon Way Industrial
Estate, Eldon Way,
Hockley, SS5 4AD**

Industrial unit with first floor
office space and a shared car
parking area.

- Industrial Unit
- 10 Minute Walk to Hockley Station
- Close to Amenities
- New Lease Available
- Rent £60,000 Per Annum Exclusive



15 Eldon Way Industrial Estate, Eldon Way, Hockley, SS5 4AD

Summary

- Rent: £60,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (78)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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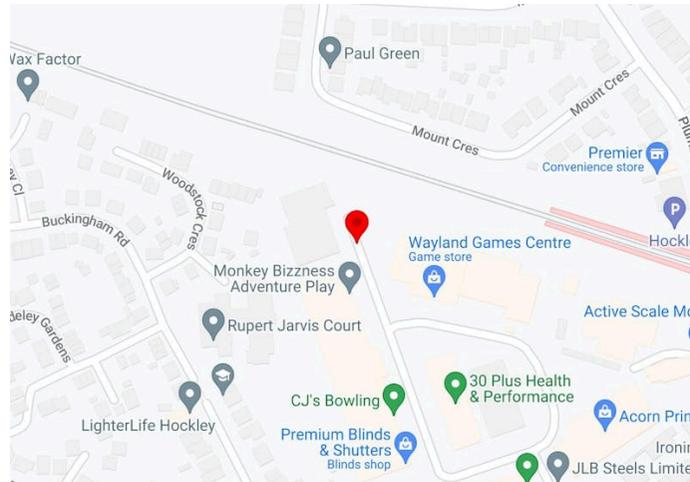
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Description

The unit is in a secluded position at the top of the estate, directly adjacent to one of the estate's communal parking areas. Over two floors, this industrial unit has 6605 sq.ft on the ground floor and 698 sq. ft. of offices at the first floor level, with a separate client entrance. To the front, there is a shared forecourt and car parking area.

Location

Located on the established Eldon Way Industrial Estate on the periphery of the town centre. Occupiers within close proximity include Post Office, Howdens, and Brightwell Classic Car Company, together with a mix of industrial and leisure-type operators. The estate affords good road connections via the B1013, interconnecting with the A127 and A130. Southend and Rayleigh are within 4 miles of the town. There is a train service from Hockley to London Liverpool Street, with a journey time of approximately 45 minutes. The estate is also served by local buses.



Accommodation

| Floor/Unit | Building Type | sq ft | sq m |
|--------------|---------------|--------------|---------------|
| Ground | Industrial | 6,605 | 613.62 |
| 1st | Office | 698 | 64.85 |
| Total | | 7,303 | 678.47 |

Terms

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

Rent

£60,000 per annum exclusive

Viewings

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



