



Ayers & Cruiks
COMMERCIAL

To Let
1,793 sq ft

**7A Eldon Way Industrial
Estate, Eldon Way,
Hockley, SS5 4AD**

Office/ retail unit fitted with air conditioning, a glazed frontage, and dedicated trade counter for customers.

- Office / Retail Suite
- Kitchenette & WC's
- Parking To The Front
- New Lease Available
- Rent Only £25,000 Per Annum Exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £25,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (51)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The high specification unit is fully fitted out as a modern showroom. The space benefits from full air-conditioning, a glazed frontage that maximises visibility and a dedicated trade counter area to facilitate customers. Perfectly suited for retail or office use.

Location

Eldon Way Industrial Estate is 7 miles north of Southend-on-Sea and 5 miles from London Southend Airport. It's just off Spa Road near the B1013, with Hockley station 0.3 miles away, offering direct trains to London and Southend. The A127, linking to the M25 (J29), is 5 miles south.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Retail	1,793	166.58	Available



Terms

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

Rent

£25,000 per annum exclusive

Viewings

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