



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**2,500 sq ft**

**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
- £30,000 per annum exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)





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## 4 Walls Yard, Riverside Industrial Estate, Rochford, SS4 1GR

### Summary

- Rent: £30,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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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### Offices

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### Description

Ground and 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
Ground	Office	1,260	117.06	Available
1st	Office	1,240	115.20	Available
<b>Total</b>		<b>2,500</b>	<b>232.26</b>	



### 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

£30,000 per annum exclusive

### Service Charge

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

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