



Little Stambridge Hall Lane, Rochford, SS4 1EW To Let | 1,500 sq ft



# Little Stambridge Hall Lane, Rochford, SS4 1EW

# Summary

- Rent: £25,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366.
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- · Lease: New Lease

## Further information

• View details on our website

### **Contact & Viewings**

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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555

Apton Hall Company of the Hall Rd Apton Hall Rd Flynne Plant Training

# **Key Points**

- Modern Industrial Units
- 24 Hour Access & Security
- WC & Kitchenette Facilities
- New Lease Available
- Rent only £25,000 per annum exclusive

# Description

These units, available in a range of sizes, offer an excellent opportunity for businesses seeking a modern, well equipped space. Constructed with a durable steel frame, each unit is designed to provide flexibility and functionality. All units are fitted with electric roller shutters, additionally the site has 24 hour access and security. Furthermore, the site includes communal toilet and kitchen facilities.

## Location

These brand new units are strategically located within 1.5 miles by road from Rochford, offering excellent access to key transportation routes, including the A127.



This location also benefits from close proximity to Rochford train station.

# Accommodation

Name	<b>Building Type</b>	sq ft	sq m	Availability
Unit - A3	Industrial	1,500	139.35	Available

# Viewings

Strictly prior appointment via landlords appointed agents Ayers & Cruiks.

### **Terms**

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

#### Rent

£25,000 Per Annum Exclusive, plus VAT

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