

ROCHFORD



TO LET

34 Purdey's Way,
Purdey's Industrial Estate,
Rochford
Essex SS4 1ND

INDUSTRIAL
453 SQ. FT. (42 SQ. M.)



INDUSTRIAL UNIT



ROLLER SHUTTER



AVAILABLE NOW



OFF ROAD PARKING TO THE
FRONT



WOULD SUIT A VARIETY OF
USES



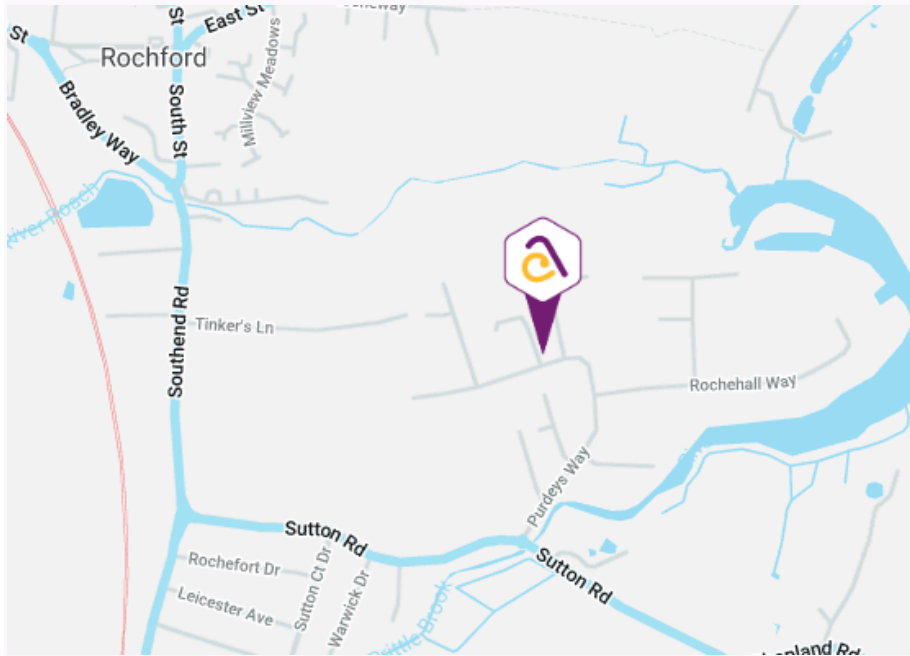
Ayers & Cruik's
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located on the busy Purdeys Industrial Estate. London Southend Airport lies 1 mile to the west with Southend Town Centre being 3 miles away and Rochford Town Centre being only 1 mile away



ACCOMODATION

Industrial Unit – 453 sq. ft. (42 sq. m.)

TERMS

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

EPC

Rating of C-62

BUSINESS RATES 2023

Interested parties are advised to confirm the rating liability with Rochford Council on 01702 318017

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£7,200 per annum exclusive
No VAT if applicable

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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