






ROCHFORD



TO LET

34 West Street,
Rochford,
Essex SS4 1AJ

VARIED SERVICED OFFICE SUITES
From 60 - 180 SQ. FT.
(5.6- 16.7 SQ. M.)

-  PROMINENT POSITION
-  THREE STOREY PERIOD OFFICE BUILDING
-  SECURE HIGH-SPEED INTERNET
-  FULLY SERVICED OFFICE
-  EASY IN AND OUT AGREEMENTS



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in this prominent position on West Street in Rochford Town Square is this three storey Grade II Listed period office building. Rochford is a traditional market town with many fine historic buildings and is situated approximately one mile from London Southend Airport and three miles north of Southend. Rochford Train Station offers routes into London Liverpool Street and is situated a few minutes' walk from the property. There is public parking offered in Rochford Square and pay and display car parks nearby.

These all-inclusive office suites come with the following benefits:

- * Secure high-speed internet,
- * One phone line free of charge including unlimited calls to landline and mobiles
- * Free of charge access to Enterprise Switchboard Options such as voicemail, divert to mobile and Auto Attendant
- * Reasonable Electricity Cost
- * Security - alarm and CCTV, Fire Alarm
- * 24 x 7 all hour's access
- * Access to rear garden
- * Use of shared kitchen and w/c's
- * Cleaning of common areas

ADMINISTRATION COSTS

Admin fee may apply

TERMS

New full repairing and insuring lease for a term to be agreed.

EPC

Easy in and out agreements.

VIEWING

For further information and viewings please contact **Ayers & Cruiks**



Floor	Suite	Overlooks	Sq. Ft.	Rent / Mth	Available
Ground	1	Front	260	£825	LET
Ground	2	Front	270	£800	LET
Ground	3	Garden	160	£425	LET
Ground	4	Side	100	£325	LET
Ground	5	Garden	100	£325	LET
First	11	Front	180	£450	LET
First	12	Front	150	£380	LET
First	13	Front	270	£680	LET
First	14	Garden	165	£375	LET
First	15	Rear	200	£625	LET
First	16	Garden	60	£195	LET
Second	21	Front	265	£550	LET
Second	22	Front	180	£400	LET

Misrepresentation Act 1967

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