

RAYLEIGH



TO LET

Burley House
Suite 6
15 High Street
Rayleigh
SS6 7EW

OFFICE
465 SQ. FT. (43 SQ. M.)



Office / Retail Suite



Just Off The High Street



New Lease Available



Kitchenette & WC



Rent Only £11,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Positioned at the top of Rayleigh High Street, Rayleigh Train Station is conveniently located within a distance of less than half a mile. This property features an open-plan office space, along with a separate individual office, both adorned with carpeting and suspended ceiling. Additionally, the property is equipped with a modern kitchenette and a WC.

Noteworthy neighboring establishments encompass Greggs, Pizza Express, Boots, and Costa.



ACCOMODATION

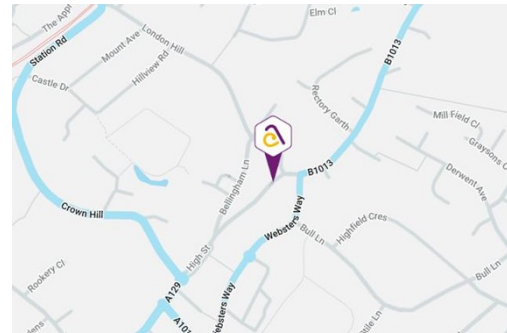
	SQ. FT.	SQ. M.
TOTAL	465	43

TERMS

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

EPC

C 54



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.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council 017020 546366

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£11,000 per annum exclusive

VAT

Not Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

FLOOR PLAN [Click Here](#)



Ayers & Cruiks
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