






# HOCKLEY



# TO LET

Warren House,  
10-20 Main Road  
Hockley  
Essex  
SS5 4QS

**First Floor Office Suite  
1,147 SQ.FT. (106.5 SQ.M.)**

-  Hockley town Centre
-  Suspended Ceiling
-  Close to mainline railway station
-  On Site Parking
-  New Lease available



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

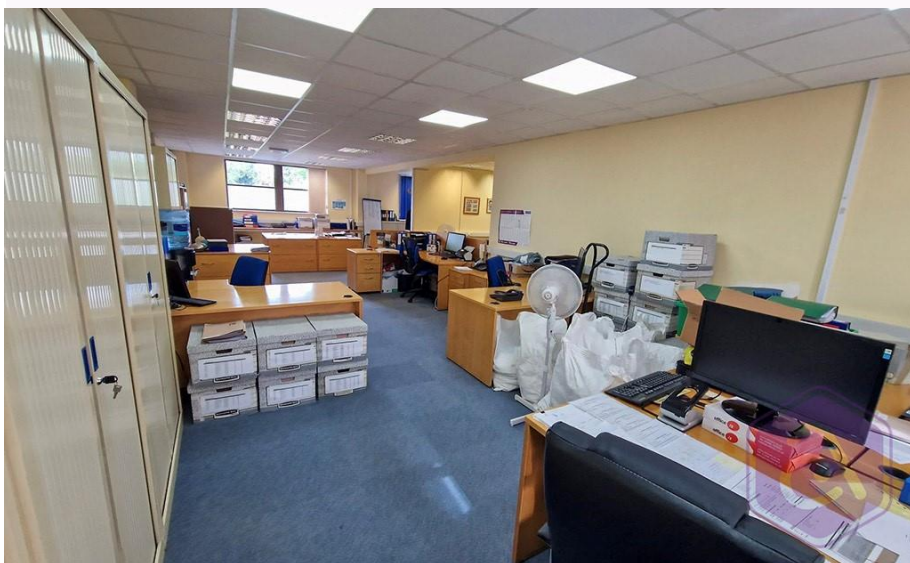
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

First floor office suite located within a purpose built office building with shops on the ground floor and offices on the first and second floors.

The property is situated on the Main Road in Hockley. Access to the offices is via a self contained entrance to the rear, directly accessible from the car park. Benefitting entry phone system.

The is car parking to the rear which is operated on a first come first served basis.



## ACCOMODATION

Suite 3 Office 1,147 sq. ft. (106.5 sq. m.)

## SERVICE CHARGE & INSURANCE

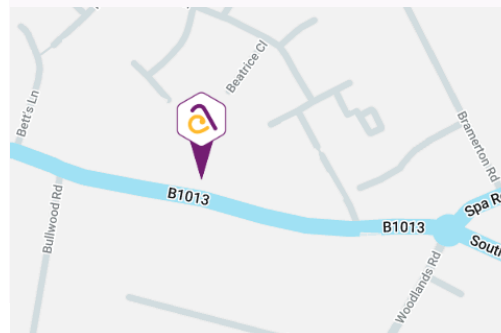
Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

## TERMS

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

## EPC

Rating of B - 48



## 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 2023

Rateable Value	UBR	Rates Payable
£12,750	49.9p	£6,362.25

Interested parties are advised to contact Rochford District Council 01702 546366

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£12,000 per annum exclusive, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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