

HOCKLEY



TO LET

15
Eldon Way
Hockley
Essex
SS5 4AD

INDUSTRIAL
7,943 SQ. FT. (738 SQ. M.)



Industrial Unit



10 Minute Walk to Hockley
Station



Close to Amenities



New Lease Available



Rent £60,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located on the established Eldon Way Industrial Estate on the periphery of the town centre. Occupiers within close proximity include Post Office, Howdens, Brightwell Classic Car Company together with a mix of industrial and leisure type operators. The estate affords good road connections via the B1013 interconnecting with the A127 and A130. Southend and Rayleigh are within 4 miles of the town. There is a train service from Hockley to London Liverpool Street, with a journey time of approximately 45 minutes. The estate is also served by local buses.

The unit is in a secluded position at the top of the estate directly adjacent one of the estates communal parking areas. Over two floors this industrial unit has 6,339 sq.ft on the ground floor and 1,604 sq.ft of offices at first floor level with separate client entrance. To the front there is a shared forecourt and car parking area. Please note that the Racking can be removed before move in.



ACCOMMODATION

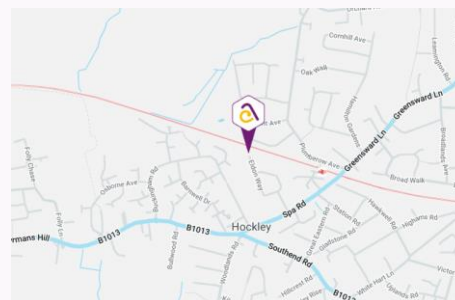
	SQ.FT.	SQ.M.
Warehouse	6,339	589
Office	1,604	149
TOTAL	7,943	738

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

EPC

D -78



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.



LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

TERMS

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

TENURE

Leasehold

RENT

£60,000 Per Annum Exclusive

VAT

Plus VAT if applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
- t. **01702 343060**
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. mail@ayerscruiks.co.uk
- w. ayerscruiks.co.uk

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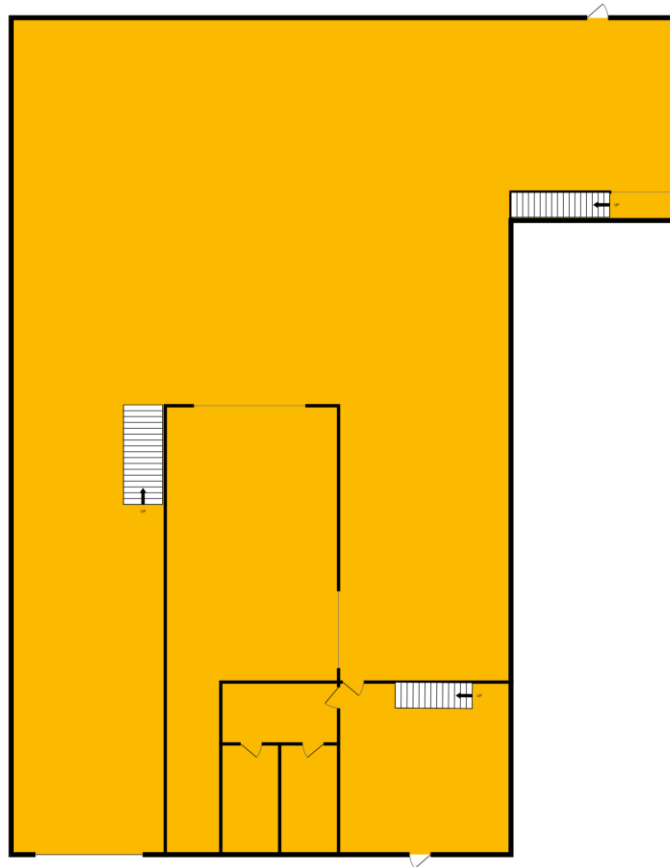
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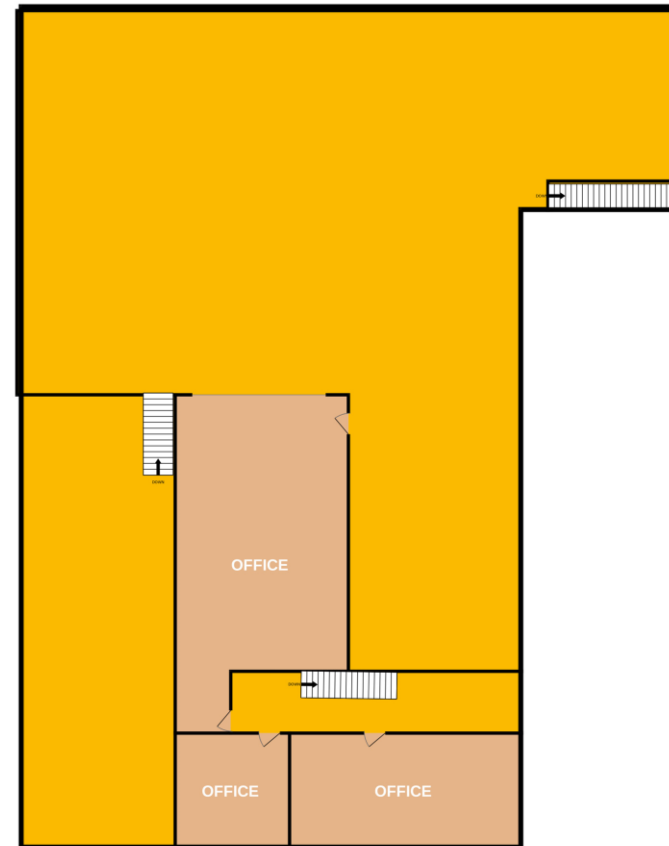
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GROUND FLOOR



1ST FLOOR



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