

# ROCHFORD



## TO LET

Wensley House  
Purdeys Way  
Rochford  
SS4 1ND

**OFFICE**  
185 SQ. FT. (17 SQ. M.)



First Floor Office Suite



Car Parking Area To Front



Flexible Terms



Inclusive Rent



Rent £2,950 For The First Year



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Situated within the Purdeys Industrial Estate, this property enjoys convenient proximity to key amenities. London Southend Airport is just 1 mile west, while Southend Town Centre is a mere 3 miles away. Additionally, Rochford Town Centre is conveniently located only 1 mile from the premises.

This property features a configuration of cellular office spaces, complemented by access to communal kitchen and restroom facilities.



## ACCOMODATION

	SQ.FT	SQ.M
<b>Area</b>	<b>185</b>	<b>17</b>

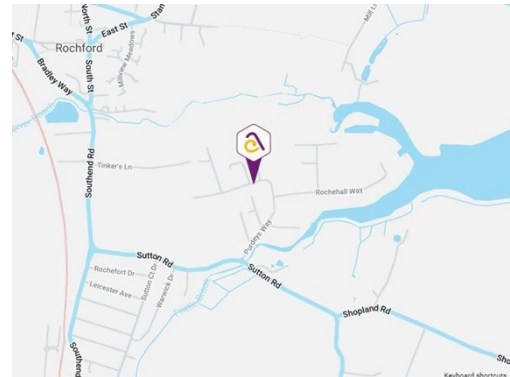
<b>TOTAL</b>	<b>185</b>	<b>17</b>
--------------	------------	-----------

## TERMS

A new internal repairing and insuring lease, liability linked to a schedule of condition.

## EPC

C 63



## 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

Rateable Value	UBR	Rateable Payable
£1,750	49.9	£873.25

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

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in this transaction.

## TENURE

Leasehold

## RENT

£2,950 for the first year thereafter  
£3,500 Per Annum

## VAT

Plus VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents  
Ayers&Cruiks

## FLOOR PLAN



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)





**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

t. **01702 343060**

e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)

w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

**CHELMSFORD OFFICE**

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY

t. **01245 202555**

e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)

w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)