

HOCKLEY



TO LET

Unit 5
Eldon Way
Hockley
SS5 4AD

INDUSTRIAL
7,220 SQ. FT. (671 SQ. M.)



Established Industrial Estate



Extensive Forecourt Loading Area



Maximum eaves 5.69m



Close To Amenities



Rent only £59,500 per annum exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Eldon Way Industrial Estate is situated 7 miles north of Southend-on-Sea and 5 miles northwest of London Southend Airport. It is part of a well-established trading estate on the north side of Spa Road near the B1013 Southend Road junction. Hockley main line railway station, located 0.3 miles away, offers direct connections to London Liverpool Street (approximately 50 minutes) and Southend Victoria Stations. Additionally, the A127 Arterial Road, granting access to the M25 Motorway at junction 29, is approximately 5 miles south. The property offers open industrial space, with roller shutter loading access, ample forecourt parking area, ground floor w.c, mezzanine store/office and second floor office space. The unit has a maximum eaves of 5.69m.

ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	5,924	550
Office	940	87
Mezzanine	356	33

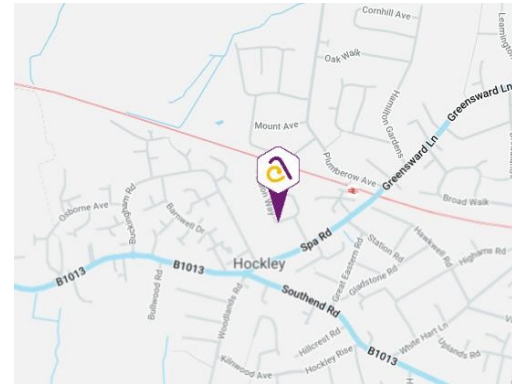
TOTAL	7,220	671
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TERMS

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

EPC

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110



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 on 01702 546366

LEGAL COSTS

Ingoing tenants are responsible for the landlords reasonable legal costs

TENURE

Leasehold

RENT

£59,500 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik



Ayers & Cruiks
COMMERCIAL

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