

ROCHFORD



TO LET

**Cottis House
Locks Hills
South Street
Rochford
Essex
SS4 1BB**

**OFFICE
570 SQ. FT. (77.7 SQ. M.)**

-  High specification First Floor Office
-  Close To Rochford Town Centre
-  Allocated Parking
-  New Lease Available
-  Rent £6,750 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

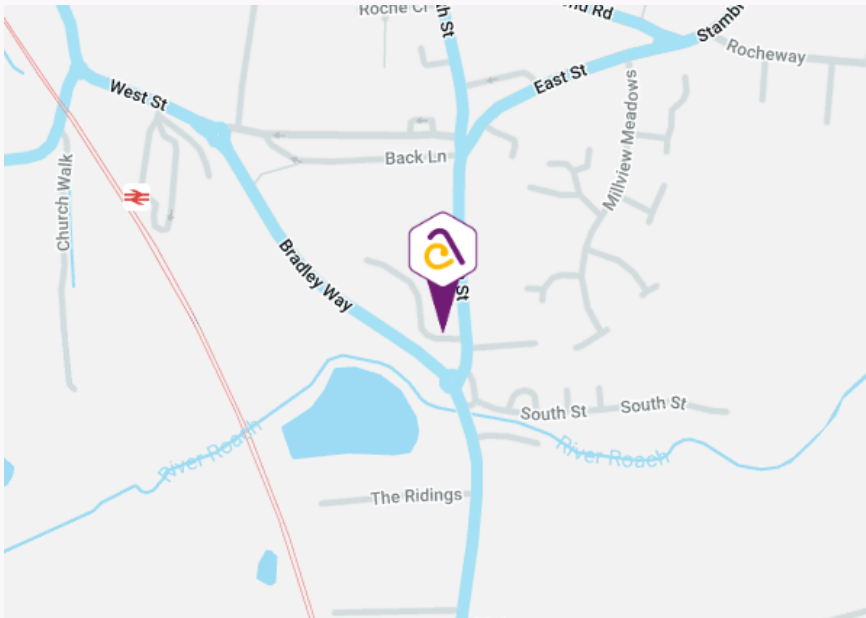
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located in Rochford on the corner of Locks Hill, this First Floor suite is part of an appealing office block catering to offices and similar B1 users. The Office Suite is conveniently close to Rochford Town Centre, Rochford Hotel, Rochford train station and public car parking.

The building provides male and female WC facilities in its common areas, and onsite car parking is available with additional public parking nearby.



ACCOMMODATION

Total Approx 570 SQ.FT. (53 SQ.M)

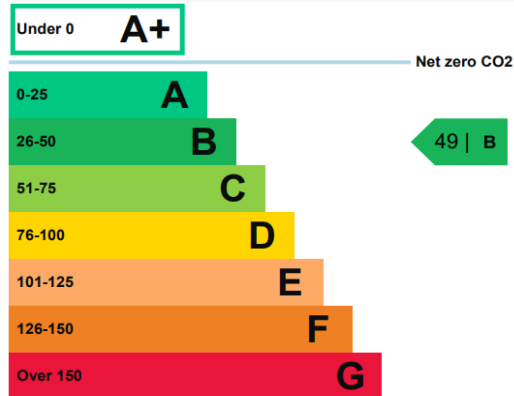
BUSINESS RATES

Rateable Value	UBR	Rates Payable
£6,600	49.9	£3293.40

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

EPC

B - 49



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.

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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

£10,000 Per Annum Exclusive

VAT

Plus VAT if applicable

SERVICE CHARGE

There is a service charge levied for the upkeep of the communal areas of which it will cost £3,511 Per Annum.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



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COMMERCIAL

SOUTHEND OFFICE

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