

# ROCHFORD



## TO LET

Cottis House, Locks Hills, South Street  
Rochford  
SS4 1BB

### OFFICE

1,054 SQ. FT. (98 SQ. M.)



High specification offices



Close to Rochford town centre



Allocated parking



New lease available



Rent Only £12,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Located in an attractive development of offices and similar B1 users in Locks Hill, Rochford. Locks Hill fronts Bradley Way, enjoys a pleasant outlook over the Rochford Reservoir, and benefits from being within close proximity of Rochford Town Centre.

Male and female WC facilities are provided in the common areas of the building. Car parking is available immediately outside the property, with further public parking nearby.



## ACCOMODATION

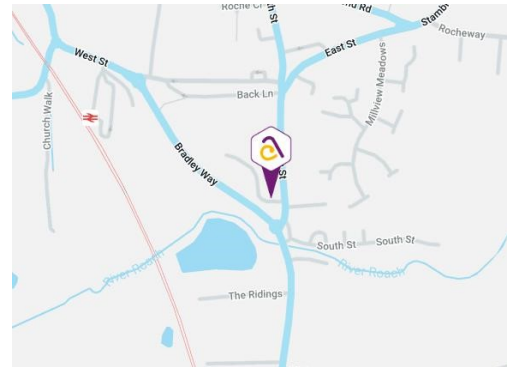
	SQ. FT.	SQ. M.
<b>TOTAL</b>	1,054	98

## TERMS

A new fully repairing lease is available

## 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.

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 01702 546366.

## LEGAL COSTS

The ingoing tenants to be responsible for the landlord's reasonable legal costs.

## TENURE

Leasehold

## RENT

£12,000 per annum exclusive

## VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

## FLOOR PLAN



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue

Southend on Sea

Essex SS2 6HZ

t. **01702 343060**

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

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

## CHELMSFORD OFFICE

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64/66 Springfiled Road

Chelmsford, Essex CM2 6JY

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