

HOCKLEY



TO LET

Suite 1C,
First Floor,
Warren House,
10/20 Main Road,
Hockley,
Essex SS5 4QS

**OFFICE SUITE
844 SQ. FT. (78 SQ. M.)**

-  ON SITE PARKING TO REAR
-  CLOSE TO HOCKLEY STATION
-  CLOSE TO AMENITIES
-  NEW LEASE AVAILABLE
-  RENT ONLY £10,000 PER ANNUM EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

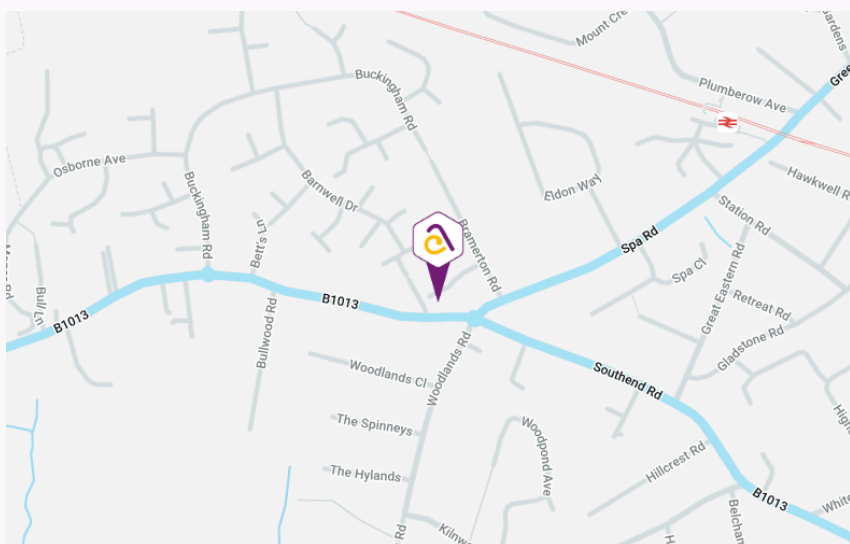
DESCRIPTION AND LOCATION

First floor office suite located within a purpose-built office building with shops on the ground floor and offices on the first and second floors.

The property is situated on the Main Road in Hockley. Access to the offices is via a self-contained entrance to the rear, directly accessible from the car park. Benefitting entry phone system.

The is car parking to the rear which is operated on a first come first served basis.

The office comprises of two office spaces, one with a kitchen area, both with air-conditioning units and suspended ceiling.



ACCOMMODATION

Total Approx Area

844 sq. ft. (78 sq. m.)

TENURE

Leasehold

TERMS

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

RENT

Rent £10,000 Per Annum Exclusive, Plus VAT if applicable

BUSINESS RATES

Ratable Value	UBR	Rates Payable
£10,250	49.9	£5,114.75

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

LEGAL COSTS

Ingoing tenant is responsible for their own legal costs occurred.

EPC

Rating: C - 58

VIEWING

Strictly by prior appointment via vendors appointed agent Ayers & Cruiks.

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.



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