

HOCKLEY



TO LET

25

Eldon Way Industrial Estate

Hockley

SS5 4AD

INDUSTRIAL

3,664 SQ. FT. (340 SQ. M.)



Established Industrial Estate



Industrial Unit & Purpose Built Office



Yard To The Front With Ample Parking



Close To Amenities



Rent Only £33,700 Per Annum



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 unit comprises open industrial area with ground and first floor office space, roller shutter loading access, w/c facilities, Kitchen and yard to the front providing ample parking. Max Eaves Height: 5.77m & Shutter Door: 4.1m Height / 4.5m Wide.



ACCOMODATION

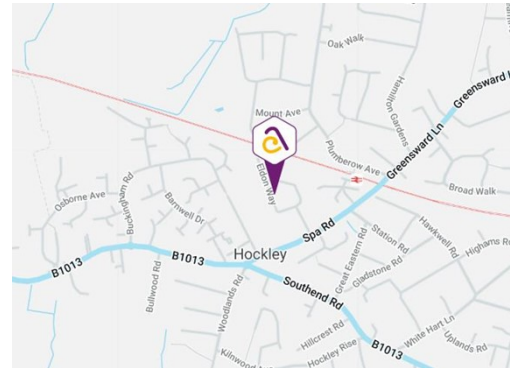
	SQ.FT.	SQ.M.
Warehouse	3,174	295
Office	490	46
TOTAL	3,664	340

TERMS

By way of assignment of the current lease expiring in September 2028

EPC

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84



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

Ratable Value UBR Ratable Payable
£23,750 49.9 £11,851.25

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

LEGAL COSTS

Ingoing tenants are responsible for the tenants reasonable legal costs

TENURE

Leasehold

RENT

£33,700 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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