

HOCKLEY



TO LET

Spa House
69 Southend Road
Hockley
SS5 4PZ

OFFICE
1,084 SQ. FT. (101 SQ. M.)



Prominent Office Building



Second Floor Open Plan Office Suite



New Lease Available



Benefits From Suspended Ceiling



Rent First Year £9,250 Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

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.

Spa House is a three storey office building occupying a prominent position on the junction of Spa Road, Main Road and Southend Road. Office is on the second floor and comprises of open plan office space.

* The landlord has reduced the rent to £9,250 for the first year; thereafter, the rent is to increase to £11,000 Per Annum*



ACCOMODATION

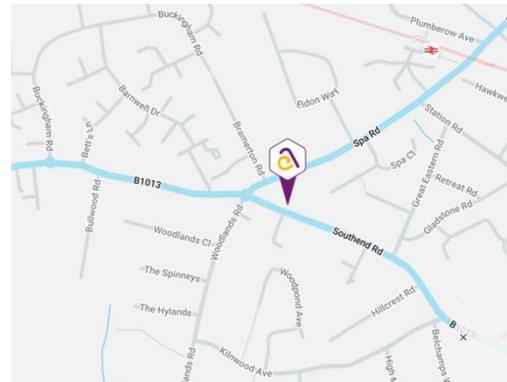
Area	SQ.FT	SQ.M
TOTAL	1,084	101

TERMS

Available on a new full repairing and insuring lease, for a term to be agreed.

EPC

Awaiting EPC



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 Council on 01702 546366.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs.

TENURE

Leasehold

RENT

£9,250 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

FLOOR PLAN

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. 01702 343060
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfiled Road
Chelmsford, Essex CM2 6JY
t. 01245 202555
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk



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