



Ayers & Cruiks

COMMERCIAL

**INDUSTRIAL UNIT
HOCKLEY
UNIT APPROX. 4,165 SQ FT (387 SQ M)
TO LET**



33 Eldon Way Industrial Estate, Hockley, SS5 4AD

- **Established industrial estate**
- **Bold corner position**
- **Secure palisade fenced yard for parking to front**
- **New lease available**
- **Rent only £32,500 per annum exclusive**

86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

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DESCRIPTION AND LOCATION

Eldon way industrial estate is situated within walking distance of Hockley mainline station and the town centre. The estate comprises a mix of industrial and leisure units.

The unit comprises of 3778 sq. ft of industrial space and 387 sq ft of offices with a large roller shutter and forecourt area for parking or a yard with secure palisade fencing.

The property has toilets and a kitchen.

ACCOMMODATION

Ground floor:	3,778 sq ft	(351 sq. m)
First floor office:	387 sq ft	(36 sq. m.)

Total approx. area: 4,165 sq ft (387 sq. m.)

TENURE

Leasehold

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£32,500 per annum exclusive, plus VAT if applicable

SERVICE CHARGE

A service charge is levied for the upkeep of the estate. Please enquire for further information

BUSINESS RATES (2020/2021)

Rateable Value
£19,250

UBR
49.1p

Rates Payable
£9,451.75 pa

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

EPC

Awaiting EPC Certificate.

LEGAL COSTS

Ingoing party to be responsible for the landlord's reasonable legal costs

VIEWING

For further information and viewings contact



Ayers & Cruiks
01702 343060



Misrepresentation Act 1967

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