

# ROCHFORD



# TO LET

Cherry Orchard House,  
Cherry Orchard Lane,  
Rochford,  
Essex,  
SS4 1PP

**Office Suite D**  
**465 SQ.FT. (43 SQ.M.)**

-  Newly Build office (Built 2020)
-  On Site Parking
-  Close to London Southend Airport
-  All Inclusive Rent
-  Rent only £13,200



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

A high specification Office suite situated in Cherry Orchard House within a quiet location.

The office is inclusive of outgoings and has a newly fitted kitchen within the suite and a shower room with WC. The office also has the use of a meeting room and a shared kitchen/diner.

Additionally, the property has allocated parking.



## ACCOMODATION

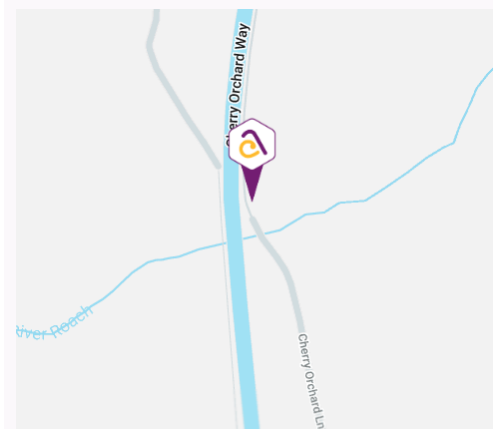
Total approx. area 465 sq. ft. ( 43 sq. m.)

## TERMS

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

## EPC

Awaiting EPC



## BUSINESS RATES 2023

Interested parties are advised to contact Rochford District Council. 01702 546366

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£13,200 per annum exclusive, plus VAT if applicable.

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

### Misrepresentation Act 1967

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**Ayers & Cruiks**  
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- w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

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