

**TO LET**

## Warehouse And Offices

1,013 sq. ft. (94 m<sup>2</sup>)

## UNIT 7B, ELDON WAY INDUSTRIAL ESTATE

Eldon Way, Hockley, Essex, SS5 4AD

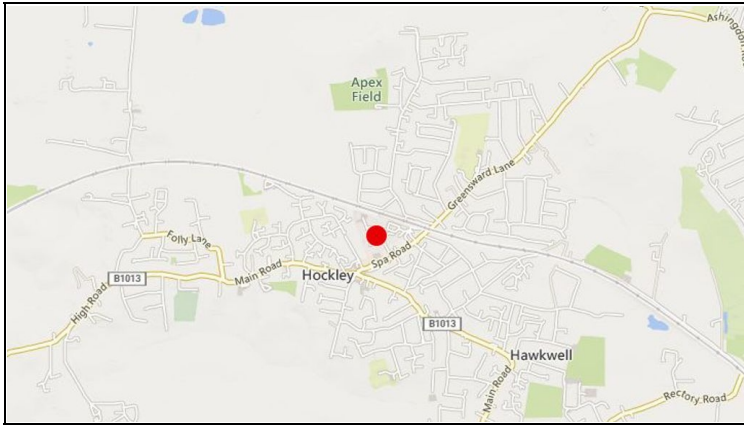


- Industrial Unit
- Kitchenette & WC

- First Floor Office
- Roller Shutter Door

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Hockley is situated on the edge of the Thames Gateway Area approximately 40 miles east of central London accessed via the A130 and A127 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Hockley has a main line railway station providing regular services to the City. Hockley town centre provides all local amenities with main amenities situated in Rayleigh town centre which is approximately three miles distant.

#### DESCRIPTION

The property consists of a ground-floor workshop/warehouse area, including a separate storage room, kitchenette, and WC facilities. A first-floor office is situated at the rear of the unit. Parking is available at the front of the property.

#### ACCOMMODATION

Ground Floor	813 sq. ft. (76 m <sup>2</sup> )
First Floor	200 sq. ft. (19 m <sup>2</sup> )
<b>Total</b>	<b>1,013 sq. ft. (94 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

#### TENURE

The property is available on a leasehold basis, further detail upon application.

#### RENT

£15,000 per annum exclusive.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £9,700 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £4,840.30.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

The property has an EPC rating of D.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

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