

7B Eldon Way Industrial Estate,
Hockley,
Essex, SS5 4AD.



TO LET, HOCKLEY, ESSEX, WAREHOUSE UNIT WITH MEZZANINE 1204 Sq. Ft. (11.9 Sq. M.)

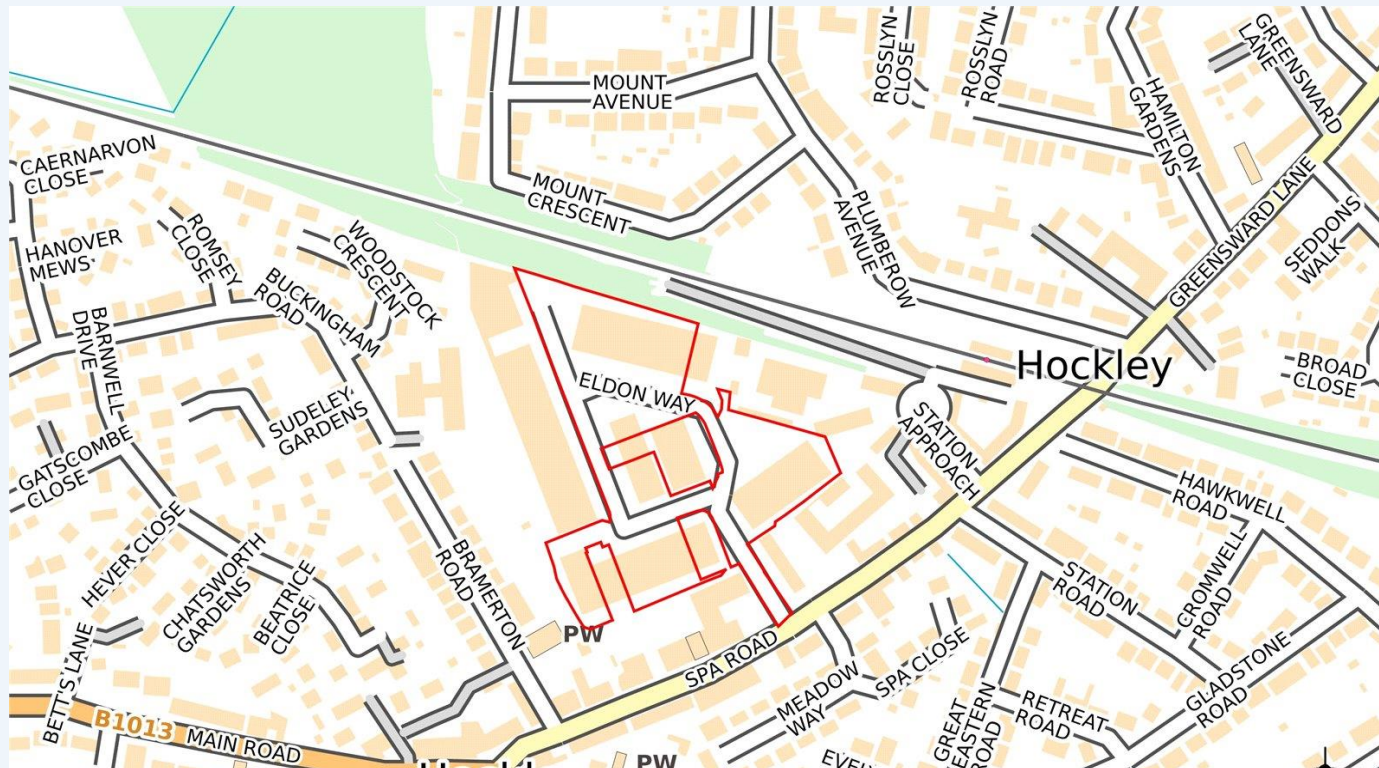


- Warehouse & Premises
- Established Eldon Way Industrial Estate
- Off Street Parking
- 3 Phase Electric
- Mezzanine Floor / Office
- New Lease Available



Accommodation: All areas are approximate and have been taken from the Valuation Office Agency (VOA).

Ground Floor - 917 Sq. Ft. (90.3 Sq. M.)
 Mezzanine Floor - 232.5 Sq. Ft. (21.6 Sq. M.)
 TOTAL = 1204 Sq. Ft. (111.9 Sq. M.)



Terms The premises is available with a new FRI lease for an asking rent of £15,000. per annum plus VAT (if applicable). All other terms and conditions by negotiation.

Building Insurance The landlord to insure the building and pass on the cost to the incoming tenant. We understand that no service charge is payable although the tenant shall be responsible for any future roof repairs which need conducted.

Business Rates The property is entered on the 2023 rating assessment as a 'Warehouse and Premises' with a current rateable value of £9,700 therefore may be eligible for 100% small business rates relief. Interested parties are advised to speak with Rochford District Council for clarification.

Planning Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with current planning policies.

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Services Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

Legal Fees The ingoing tenant will be responsible to pay for the Landlords reasonable legal fees in order to create a lease which we believe to be £895 +VAT.

Viewing By prior appointment with Dedman Gray Commercial on 01702 311111.