

**TO LET ON FLEXIBLE TERMS
GROUND FLOOR OFFICE/RETAIL UNIT
APPROX. 350 SQ.FT. (32.5 SQ. MS)**



**5 Roche Close, Rochford,
Essex, SS4 1PU**

LOCATION

Rochford is an old Market Town located on the northern outskirts of Southend -on-Sea. Mainline rail facilities are available at Rochford Station which is on the Southend Victoria to London Liverpool Street line. Rochford is approx. 2 miles north of the A127 Southend to London Arterial Road which in turn provides good access to the A130, the A13 and junction 29 of the M25 orbital motorway.

DESCRIPTION

An attractive office in a courtyard location just off North Street, Rochford, approx. 350 sq. ft. The office benefits from a kitchen, W/C, bright and spacious reception area with a cellular office within. Suitable for A1 & A2 uses as well as a variety of other uses, subject to planning.

RENT: £625 per month plus VAT

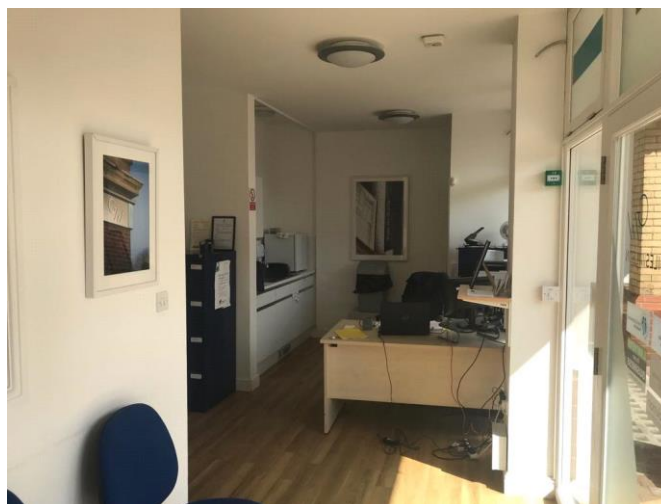
ACCOMMODATION

All areas are approximate and have been measured on a net internal basis (NIA) approx.

Total Area - 350 Sq. Ft. (32.5 Sq. Ms)

FEATURES

- Rochford Town Centre
- Close To Market Square
- Suitable For A Variety Of Uses
- Flexible Terms Offered
- Approx. 350 Sq. Ft.
- Available Immediately



TERMS

A new fully repairing and insuring lease will be made available at a commencing rent of £6,500 per annum plus VAT. Flexible tenancies may also be considered. All other terms and conditions by negotiation.

SERVICES

Although we are advised that the premises benefit 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.

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 the current planning policy. Telephone Rochford District Council on 01702 546366.

SERVICE CHARGE

A charge is to be levied in respect of estate & building maintenance. Full details upon request.

BUSINESS RATES

The property is entered on the 2017 rating list as a Shop and Premises with a current rateable value of £4,750, and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Rochford District Council on 01702 546366.

LEGAL FEES

Each party is to be responsible for their legal fees subject to lease terms.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311 111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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