

OPPORTUNITY TO
COMBINE/SPLIT



TO LET

Industrial/Warehouse Units

5,990 - 21,240 sq.ft (556 - 1,973 sq.m)

Unit 17-19, Eldon Way Industrial Estate, Hockley, Essex, SS5 4AD

- Well-established industrial estate.
- Three miles north of the A127 Arterial Road.
- Adjacent to Hockley mainline railway station

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Unit 17-19, Eldon Way Industrial Estate, Hockley, Essex, SS5 4AD

Rent
POA.

Business Rates

Rateable Value £104,000.

All parties to make their own enquiries with Essex County Council

Service Charge

A service charge of £0.13 psf will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C-59. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - SS5 4AD

The Hockley Trading Estate is a well established industrial estate situated adjacent to Hockley main line railway station, which provides a direct link to London Liverpool Street and Southend Victoria stations.

Hockley is located approximately three miles to the north of the A127 Arterial Road, via Rayleigh, which provides direct access to the M25 motorway.

Areas (Approx. Gross Internal)

Unit 17	5,990 sq.ft	(556 sq.m)
Unit 18	8,771 sq.ft	(815 sq.m)
Unit 19	7,479 sq.ft	(694sq.ft)
COMBINED TOTAL	21,240 sq.ft	(1,973 sq.m)



Viewing

Strictly via prior appointment with the appointed agent

GLENNY

01268 540 771

GLENNY.CO.UK

Daniel Wink

07717 545 532

d.wink@glenney.co.uk

Jim O'Connell

07768 070 248

j.o'connell@glenney.co.uk

**BNP PARIBAS
REAL ESTATE**

020 7338 4109

realestate.bnpparibas.co.uk

James Coggle

07469 403 283

james.coggle@realestate.bnpparibas

Chris Harris

07554 644 091

chris.harris@realestate.bnpparibas

LCP.

part of M²Core

**01384
400123**



searchlcp.co.uk

Claudia Gasparro

07831 338014

cgasparro@lcpproperties.co.uk

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