

TO LET
£12,000 PA
INCLUSIVE
SERVICED OFFICE
WITH
EASY IN / EASY OUT
TERMS



OFFICE A
FIRST FLOOR, HOCKLEY BUSINESS CENTRE
VALLEY ROAD, CLACTON ON SEA, CO15 4AE

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COMMERCIAL

LOCATION

Clacton is a popular and thriving Coastal Town in Essex with a population of some 50,000 which increases significantly during the busy Summer months. The Town is located at the terminus of the A133 trunk road which provides excellent access to Colchester 15 miles to the west and to Stansted Airport via the A120, the M25 (junction 26) and the A14 at Ipswich to the Midlands. Clacton also benefits from direct rail links to London Liverpool Street with the fastest journey time of around 1 hour and 30 minutes.

Valley Road is situated in a prominent location, approximately one mile north east of Clacton's Town Centre. Nearby occupiers include Titman Tools, Screwfix, Farmfoods, Hockleys Windows, The Range and Formula One Autocentres.

DESCRIPTION

Hockleys Business Centre comprises a two story business centre with Window showroom and Gym on the ground floor, with serviced office accommodation on first floor.

The available office extends to 447 sq. ft. benefitting from LED Lighting, Laminate flooring, UPVC double glazed windows, gas central heating, dedicated kitchenette and shared WC facilities. The business centre has the benefit of ample car parking to the front.

Other occupiers within the business centre include a beauty salon, nail bar and healthcare company.

TERMS & RENTAL

The office is available To Let at £1,000 per calendar month, inclusive of rent, heating, electricity, refuse collection, cleaning of the communal areas, buildings insurance and external repairs and decoration. The rent excludes broadband, telephone lines and business rates.

The offices is available to let by way of a 12 month licence agreement.

OUTGOINGS

The office has a Rateable Value of £2,850, listed as 1 St Flr Office A, Hockley Business Centre, Valley Road, Clacton-on-sea, Essex, CO15 4AE.

As the Rateable Value is below £12,000, occupiers may be able to achieve full business rate relief

The Local Authority is Tendring District Council.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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