

Suite 5, 34 West Street, 34 West Street, Rochford, Essex, SS4 1AJ



## OFFICE TO LET

Delightful office suite at Connaught House, prime location on Town Square.

100 sq.ft



- **Available from May 1st 2024**
- **Rent £325.00 monthly**
- Suite 5 offers a very pleasant working environment, multi-tenanted building. Access 24/7 via a communal entrance lobby.
- The suite has carpet, lighting and vertical blinds. Kitchen and washroom facilities available.
- Rent is inclusive of High-Speed Internet, Phone Line, Reasonable Electricity Usage, CCTV, Alarm, Communal Cleaning and Serviced Facilities.

Services at Suite 5	
Service	Status
High Speed Internet	Yes
Enterprise Grade Telephony	Yes
Electricity	Yes
Heating	Yes
Chargeable Parking Nearby	£ Available
Cleaning of common areas	Yes
Local to train station/bus routes	£ Available
Shared kitchen	Yes

### Description

Office Suites located in Grade II Listed Connaught House situated in a prominent position on Rochford Town Square.

The building boasts many original features and comprises of a ground floor reception lobby with adjoining rooms overlooking the town square. Access is 24/7. Tenants are free to use the private garden area.

Suites are arranged over 3 floors, the top floor being a studio suite. Parking available at nearby public car park.

In most cases offices are refurbished and decorated before let, suspended ceilings with recessed CAT II lighting, carpeting, perimeter trunking and comfort cooling cassettes. High Speed Broadband and Enterprise Grade Telephony can be arranged.

There are washrooms and dedicated kitchen areas throughout the building. Communal areas are cleaned and serviced regularly.

### Why rent through us?

We are a local commercial property landlord with a portfolio of quality properties including offices, business centres, warehouses and storage across Southern Essex. We offer flexibility to clients whose needs change.

### Our Team

Alongside our team of employed maintenance personnel we have a series of long-term relationships with our external contractors ensuring that we are responsive to any issues that may arise.

### What does this mean for you?

We are here when you need us to report an issue or have a chat about your requirements

### Tenure

flexible

Notice Period : 3 months

### Permitted Use

Office Use

### Price

Price : £325.00 monthly

Rent includes all services

Property is Exempt from VAT

### Business Rates

Rateable Value : £1750.00

\* Small business rates relief applies to all rateable values under £12,000 if this is your only business premises.

This suite falls below the threshold therefore small business rates relief is available to ensure no rates are payable

### Legal

Legal Costs : No legal costs

### Viewing Details

Via prior arrangement to suit you or visit between 8am and 5pm Monday to Friday

### Energy Rating

Energy Rating : C

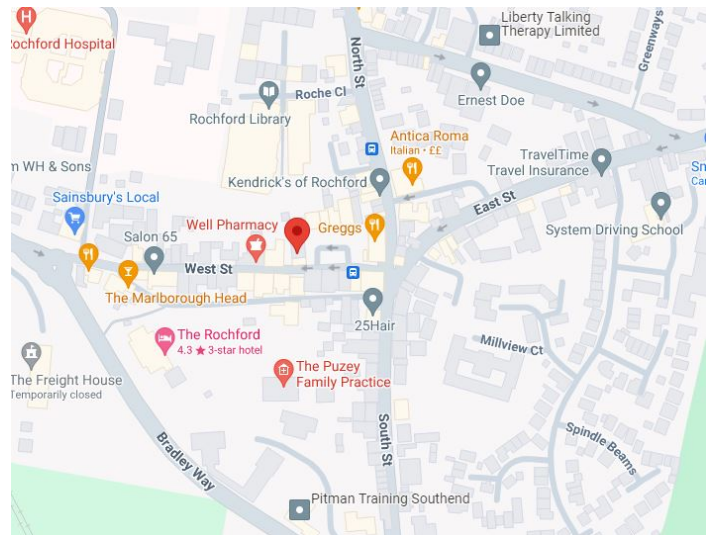
### Parking

N/A

### Travel

Rochford is approx one mile from London Southend Airport and three miles north of Southend. Rochford Train Station is a few minutes walk away and offers routes into London Liverpool Street .

Local Buses stop nearby



## Further Images



## Floor Plan