ESSEX OFFICES

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Office 218, 34 West Street, 34 West Street, Rochford, Essex, SS4 1AJ



OFFICE TO LET

Office to rent available now at Connaught House. Overlooking Town Square, flexible business space.

100 sq.ft

- **Available from November 1st 2026**
- **Rent £325.00 monthly, Suits between 1 and 3 people**
- Suite 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.
- Rent includes all services & utilities

BUSINESS LETTINGS

Services at Office 218	
Service	**Status**
High Speed Internet	Yes
Enterprise Grade Telephony	Yes
Electricity	Yes
Heating	Yes
Chargeable Parking Nearby	£ Available
24/7 access	Yes
Cleaning of common areas	Yes
Shared kitchen	Yes

Description

Prominently located on Rochford Town Square, offering a blend of historic charm and modern amenities, the building retains numerous original features with a welcoming ground floor reception lobby.

Front office suites offer scenic views of the town square and tenants are welcome to utilize the private garden area at rear.

Suites are arranged over 3 floors, the top floor being a studio suite. Access is available 24/7. Parking available at nearby public car park.

In most cases offices are refurbished and decorated before let. Featuring 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.

Office suites include high-speed internet, telephone lines, and comprehensive services. VAT is NOT chargeable on rents.

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

Price based on 2 year lease other options available

Notice Period : n/a

Permitted Use

Office Use

Price

Price : £325.00 monthly, Suits between 1 and 3 people

£325 rent includes all services

Property is Exempt from VAT

Business Rates

Rateable Value : £1975.00 effective date 01/04/2026

* 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

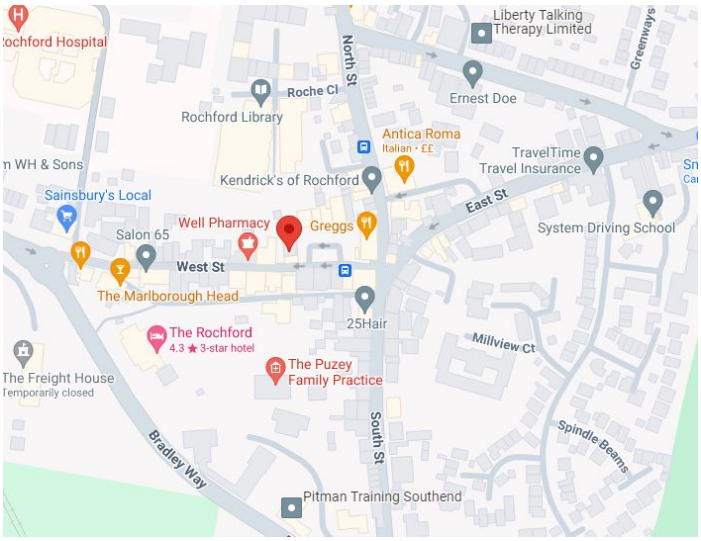
Parking

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

