



Ayers & Cruiks

COMMERCIAL

INDUSTRIAL UNITS ON SITE OF 2.88 ACRES UNITS CIRCA 90,000 SQ FT (8,361 SQ M) FOR SALE



28 - 30 Stephenson Road, Leigh on Sea, Essex, SS9 5LY

- **Immediate Access to A127**
- **2.88 acre site**
- **Available as a single lot or separate units**
- **Freehold for sale**
- **Offers in excess of £4m**

DESCRIPTION AND LOCATION

These prominent industrial units are located at the end of Stephenson Road just off of Progress Road, close to its junction with the A127 Arterial road.

One unit is currently operating as a self-storage and enterprise centre having been split offering ground floor storage and first floor office space, currently generating circa £125,000 per annum (EBITDA). The property also offers ample parking to either side of the unit.

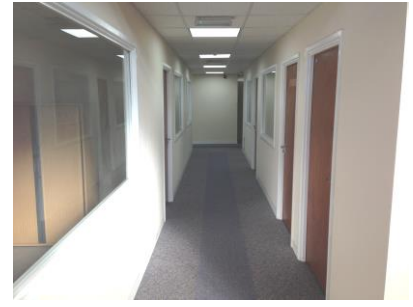
The other is an open industrial unit in excess of 70m which benefits from ground and first floor office space to the western side, w.c facilities and roller shutter loading access to both front and side aspects. The property also benefits from a front yard measuring circa 6,800 sq. ft. and underground parking for in excess of 55 cars. This is currently let to Forefront Group Ltd with a lease expiring in July 2018 at a passing rent of £175,300 per annum exclusive.

ACCOMMODATION

28 Stephenson Road

Partially fitted out currently offering;

10,882 sq. ft. of office space
20,253 sq. ft. of self storage
2,806 sq. ft. of bulk storage



30 Stephenson Road

Warehouse and ground floor office: 29,127 sq. ft. (2,706 sq. m.)
First floor offices: 3,027 sq. ft. (281 sq. m.)
Total approx. area: 32,154 sq. ft. (2,987 sq. m.)



TENURE

Freehold

PRICE

Offers in excess of £4million. Plus VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by prior appointment with the Vendor's appointed agent:



Ayers & Cruiks
Stephen Ayers
01702 343060



Misrepresentation Act 1967

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