



# Ayers & Cruiks

## COMMERCIAL

**DETACHED INDUSTRIAL BUILDING  
CLOSE TO THE A127 ARTERIAL ROAD  
APPROX 20,335 SQ. FT. (1,889 SQ. M.)  
PLOT 36,945 SQ. FT.**

### **FOR SALE**



**277 Prince Avenue, Westcliff-on-Sea, Essex, SS0 0JP**

- **Easy access to A127**
- **Parking for over 40 cars**
- **Potential development site**
- **Prominent Industrial Unit**
- **Freehold for sale**

86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

COMMERCIAL SALES AND LETTINGS / CHARTERED SURVEYORS /  
RESIDENTIAL SALES AND LETTINGS / RESIDENTIAL AND COMMERCIAL  
PROPERTY MANAGERS / VALUATIONS / ACQUISITIONS / RENT REVIEWS /  
LEASE RENEWALS / DILAPIDATIONS / SURVEYS

Tel 01702 343060  
Fax 01702 343004  
mail@ayerscruiks.co.uk  
www.ayerscruiks.co.uk

## DESCRIPTION AND LOCATION

The property is a prominent industrial unit situated on the northern side of the A127 Arterial Road in a secluded cul-de-sac location, accessed by a private drive. The plot size including private drive measures approximately 36,945 square foot.

The property is currently leased to a well-known local company, who have enjoyed a long tenure at the unit but will be vacating in the near future.

The unit is divided into several industrial areas with ample offices and store rooms throughout the building. To the front of the building there is forecourt car parking, to the northern elevation there is loading doors and landscaped areas. There is additional parking to the southern side of the building giving a total of over 40 car parking spaces.

## ACCOMMODATION

<b>Ground Floor</b>	<b>18,706 sq. ft. (1738 sq. m.)</b>
<b>Mezzanine</b>	<b>1,628 sq. ft. (151 sq. m.)</b>
<b>Total:</b>	<b>20,334 sq. ft. (1889 sq. m.)</b>

## EXTERIOR

The property has a large forecourt area accommodating many vehicles. The side elevation is made up of both loading bay and landscaped area with the possibility of turning the landscaping into further car parking.

## PRICE

£1,250,000 Freehold.

## BUSINESS RATES (2016/2017)

Interested parties are advised to confirm the rating liability with Southend Borough Council on 01702 215000.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment via Vendor's sole appointed agent:

**Stephen Ayers**  
**Ayers & Cruiks**  
**01702 343060**



### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All Statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, or the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

Subject to contract & plus VAT if applicable.