

# INDUSTRIAL UNIT TO LET

## APPROX 2,777 Sq Ft (257.98 Sq M)



**43 The Vintners  
Southend On Sea  
Essex  
SS2 5RZ**

**Location:**

Temple Farm Industrial Estate is an established industrial area about ½ a mile north of Southend Town Centre. Situated approx ¼ mile north of A1159 Eastern Avenue which links with the A127 London Southend Arterial Road and joins the M25 about 18 miles to the west.

**Description:**

This mid terrace industrial unit of steel portal frame construction, with brick and cladding elevations and pitched roof. Roller shutter access with separate door entrance. Loading and parking to front.

**Accommodation:**

Warehouse/workshop	2,175 Sq Ft	202.06 Sq M
Office	202 Sq Ft	18.78 Sq M
Mezzanine	400 Sq Ft	37.14 Sq M

**Total Area: 2,777 Sq Ft (257.98 Sq M)**

**Features:**

- Eaves Min Height - 5.2m rising to 6.2m
- Parking to front
- Roller Shutter Door
- Easy Access to London Road (A13)
- Available Mid October 2021

**Terms:**

Available on a new full repairing and insuring lease for a term to be agreed.

**Rent:**

£24,000 Per Annum, exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).

Rateable Value £14,250

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

**Planning:**

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.