

INDUSTRIAL UNIT TO LET APPROX 803 Sq Ft (74.60 Sq M)



**24 Farriers Way
Temple Farm Industrial Estate
Southend On Sea
Essex
SS2 5RY**

Location:

Situated on the popular Temple Farm Industrial Estate, Southend, being just off the main A127 trunk road to the north of the town centre giving quick access to the A130 and M25.

Description:

The mid terrace unit consists of large roller shutter door plus single door entry. Internally, there is a main storage area with a kitchen, toilet and small office area.

Accommodation:

The premises have been measured on a gross internal basis.

Unit: 803 Sq Ft 74.60 Sq M

Features:

- Mid terrace unit with profile cladding
- 3.2m wide roller shutter door
- Large loading forecourt area and parking
- Three Phase Electric
- Available 15/08/2024

Terms:

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

Rent:

£9,975.00 per annum, exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £7,100

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.

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