



**HAIR & SON**  
THE ESTATE OFFICE

2 Rose Way, Purdeys Industrial Estate, Rochford, Essex, SS4 1LY  
**VIRTUAL FREEHOLD FOR SALE -  
ROCHFORD - LONG LEASEHOLD**



# LONG LEASEHOLD

## £245,000

### SITUATION AND DESCRIPTION

The property is located in Rose Way within the popular Purdeys Industrial Estate which is within easy distance from London Southend Airport and with rail links to London via Liverpool Street. The premises comprises offices with warehousing which have been in our client's ownership since 2006 and is available owing to retirement.

The property benefits from smart offices with storage to the rear.

Roller shutter to the rear of the property with good loading. The offices have gas fired central heating (not tested), 3 phase power supply. We are advised that there are 4 allocated parking spaces to the front of the unit together with loading to the rear.

999 year ground lease.

VIEWING RECOMMENDED

## ACCOMMODATION

OVERALL MEASUREMENTS 32'4" X 56'10" + FRONT OFFICE

Divided to provide

RECEPTION 24'4" X 24'3"

KITCHEN

W.C.

OFFICE 8'2" X 15'2"

OFFICE 8'7" X 20'11"

OFFICE 6'9" x 16'4" + Store cupboard 3'10" x 6'9"

WAREHOUSE (with roller shutter loading to rear)

29'7" x 27'3" (minimum eaves 10')

GROSS INTERNAL FLOOR AREA 2078 SQ.FT. (193 SQ.M.)

## DESCRIPTION

A warehouse arranged as offices with storage with roller shutter loading to the rear

## RATEABLE VALUE

The 2020/2021 Rateable value is to be confirmed.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

£245,000 is required for our client's long leasehold interest in these premises with the benefit of vacant possession on completion. The property is VAT elected and VAT will be payable on the purchase price.

## VIEWING

Prior telephone appointment with Hair & Son:  
01702 394959.

EPC GRAPH TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.  
Photos are for representation only and do not imply the inclusion of fixtures or fittings.  
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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