

# LEIGH-ON-SEA



# TO LET/ FOR SALE

Unit 12 Faraday Road  
Eastwood Industrial Estate  
Leigh-on-Sea  
Essex SS9 5JU

**INDUSTRIAL UNIT**  
**13,175 sq. ft. (1,224 sq. m.)**



CLOSE TO THE MAIN A127



ESTABLISHED INDUSTRIAL  
ESTATE



DETACHED INDUSTRIAL  
BUILDING



FOR SALE FOR £1,250,000



RENT £85,000 PER ANNUM  
EXCLUSIVE



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

The premises is situated on the north side of Faraday Road which is a turning off of Progress Road in Leigh on Sea. Progress Road is a traditional industrial estate, benefiting from access to both carriageways of the A127 to the south and linking with Rayleigh Road to the north.

The property itself comprises a single-story office that provides several partitioned offices and WCs. This then leads into the main industrial area with a maximum eave's height of 7.31m. From the industrial area, there is a similar bay at the rear, stores, and a staff room. The property benefits from a loading bay to the side and front of the property along with 1 tonne & 5 tonne cranes and parking to the front.



## ACCOMMODATION:

Offices: 1,313 sq. ft. (122 sq. m.)  
Industrial 10,949 sq. ft. (1,017.2 sq. m.)  
Stores/staff room: 913 sq. ft. (84.88 sq. m.)

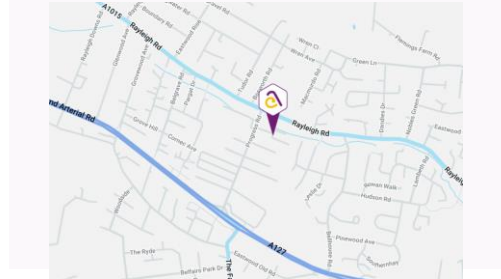
**Total Approx Area: 13,175 sq. ft. (1,224 sq. m.)**

## RENT:

£85,000 per annum exclusive, plus VAT if applicable.

## PRICE

Offers of £1,250,000



## 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, of 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.



## BUSINESS RATES (2022/2023)

Rateable Value	UBR	Rates Payable
£34,750	49.9p	£17,340.25 pa

Interested parties are advised to confirm the rating liability with Southend Borough Council 01702 215 000

## EPC:

EPC rating of D-86. Certificate available on request.

## TERMS:

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed.

## LEGAL COSTS:

Ingoing tenants to be responsible for the landlord's reasonable legal costs.

## VIEWING:

For further information and viewings, please contact Ayers & Cruiks.



**Ayers & Cruiks**  
COMMERCIAL

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