

SHOEBURYNESS



Photo is of before the yard has been split.

TO LET

25 Towerfield Road,
Shoeburyness,
Essex SS3 9QT

**SECURE YARDS
FROM 1,324 SQ. FT. (123 SQ. M.) –
1,561 SQ. FT. (145 SQ. M.)**



**ESTABLISHED INDUSTRIAL
ESTATE**



HARD STANDING YARDS



IDEAL FOR STORAGE



NEW LEASE AVAILABLE



**RENTS STARTING FROM £4,634
PER ANNUM**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

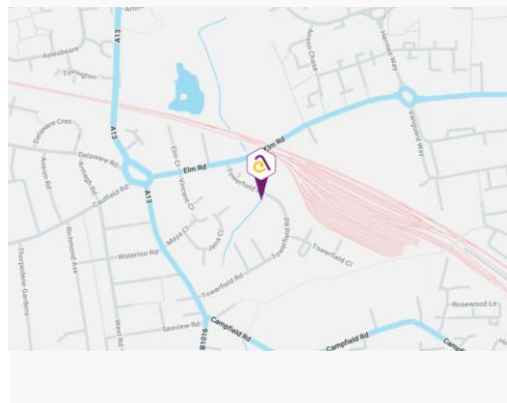
The yards are situated on the established Towerfield Road Industrial Estate in Shoeburyness, approximately .3 miles east of Southend-On-Sea and within easy access of the A13 and A127. Shoebury Train Station is also a short distance away.

The yards benefit from fencing around the perimeter and entrance gates. The yards are mainly hard standing.



ACCOMMODATION

Plot 1	1,561 sq. ft. (145 sq. m.)	£5,463.50 pax
Plot 2	1,410 sq. ft. (131 sq. m.)	£4,935 pax
Plot 3	1,324 sq. ft. (123 sq. m.)	£4,634 pax
Plot 4	1,507 sq. ft. (140 sq. m.)	£5,274.50 pax
Plot 4a	1,507 sq. ft. (140 sq. m.)	£5,274.50 pax



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend Council.

TERMS

Fully repairing and insuring lease for a term to be agreed.

LEGAL COSTS

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

VIEWING

For further information and viewings contact Ayers & Cruiks.

Misrepresentation Act 1967

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