

SOUTHEND-ON-SEA



TO LET

Bay 4
South Road
Southend,
Essex SS2 6YF

UNIT / WAREHOUSE
28,575 SQ. FT. (2,654.7 SQ. M.)



PRIME POSITION AT SOUTHEND AIRPORT



IDEAL FOR A NUMBER OF USES INCLUDING STORAGE, TRAINING, STORAGE AND MORE



2 X WORKSHOPS



CLOSE TO SOUTHEND AIRPORT RAILWAY STATION



RENT ONLY £171,450 PER ANNUM EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated within Southend Airport but with potential to have access from land side from South Road so is within easy access of the A127.

The property comprises of a large open plan warehouse with a maximum eaves of 13.70m. There is a roller shutter loading door to the South Road elevation and also further loading doors to the airport side (subject to aviation use). There is a pedestrian entrance to South Road with ground and first floor offices/training rooms with W.Cs.

The property will also benefit from allocated parking.



ACCOMODATION

Total approx. area

28,575 sq. ft.(2,654.7 sq. m)

TERMS

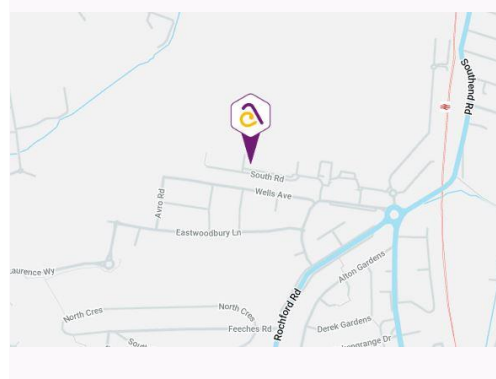
The property is available upon a new lease subject to terms to be agreed

TENURE

Leasehold

EPC

Awaiting EPC



BUSINESS RATES 2023

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

RENT

Only £171,450 per annum exclusive plus VAT if applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

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.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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