

WICKFORD



TO LET

Unit 9 The Wheelwrights,
Temple Farm Industrial Estate,
Southend-on-Sea,
Essex,
SS2 5RD

**CORNER POSITION DETACHED TWIN UNIT
12,939 SQ.FT. (1,202 SQ.M.)**

-  7.8m max eaves height
-  Roller shutter loading door
-  Immediate occupation
-  3 phase power
-  Separate office area and WC's



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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DESCRIPTION AND LOCATION

The unit is located on the Temple Farm Industrial Estate in Southend. The location affords simple access to the A127 which is approximately 1 mile away. Southend Airport is also close by being only 2 miles distant.

The property comprises an end-terrace concrete portal frame industrial warehouse with office accommodation provided at ground and first floor level. The unit has an eaves height of approximately 7.8m and benefits from a single roller shutter loading door to the front of the premises and a large forecourt.

The premises provide a clean and tidy unit with ample office space.



ACCOMODATION

	sq. ft.	sq. m.
Ground Floor area	11,655	1083
First Floor Offices	1,284	119.2
Total Approx Area	12,939	1,202

SERVICE CHARGE & INSURANCE

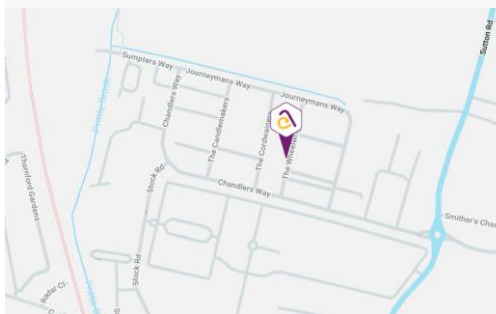
Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Rating of D - 86



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 2023

Rateable Value	UBR	Rates Payable
£79,000	49.9p	£39,421

Interested parties are advised to contact Southend City Council 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£108,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruiks



Ayers & Cruiks
COMMERCIAL

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