

# SHOEBURYNESS



## TO LET

Vanguards Way  
Shoeburyness,  
Essex,  
SS3 9QY

**Secure Yard**  
**From 1,550 SQ.FT. (143.9 SQ.M.)**  
**To 3,140 SQ.FT. (291.7 SQ.M)**

-  Established industrial estate
-  Palisade fencing
-  Ideal for storage
-  New lease available
-  Rent from £5,500



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

The yard is situated on the well established Vanguards Industrial Estate in Shoeburyness approx. 3 miles east of Southend on Sea and within easy access of the A13 & A127. Shoebury Train Station is also a short distance away.

The yard benefits from palisade fencing and its own W.C and kitchenette.

## ACCOMODATION

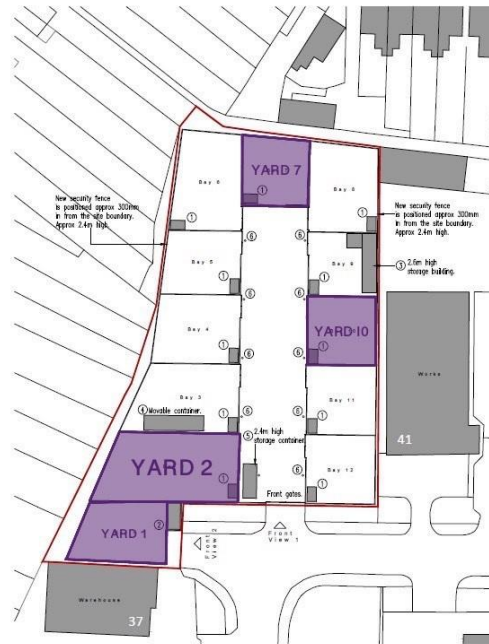
	sq. ft	sq. m.	Rent pa	
Yard 1	1,967	182.7	£7,000	Available
Yard 2	3,140	291.7	£11,000	Available
Yard 7	1,679	155.9	£6,000	Available
Yard 10	1,550	143.9	£5,500	Available

## TERMS

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

## EPC

Awaiting EPC



## BUSINESS RATES 2023

Interested parties are advised to contact Southend City Council 01702 215000

## LEGAL COSTS

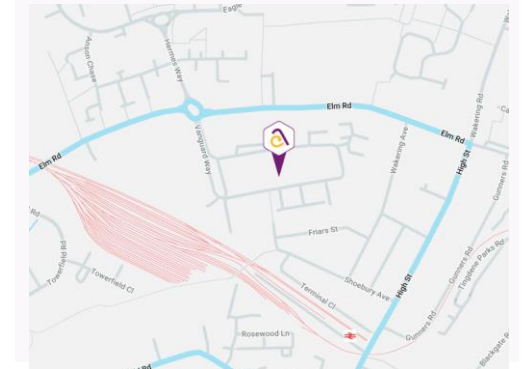
Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



## Misrepresentation Act 1967

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