

# SOUTHEND-ON-SEA



## TO LET

Unit 2

Parkside Centre

Temple Farm Industrial Estate

Southend-on-Sea

SS2 5SJ

### INDUSTRIAL

2,271 SQ. FT. (211 SQ. M.)



MODERN INDUSTRIAL UNIT



FORECOURT LOADING /  
PARKING



MALE & FEMALE WC FACILITIES



MAXIMUM EAVES 5.9M



RENT ONLY £18,500 PER ANNUM  
EXCLUSIVE



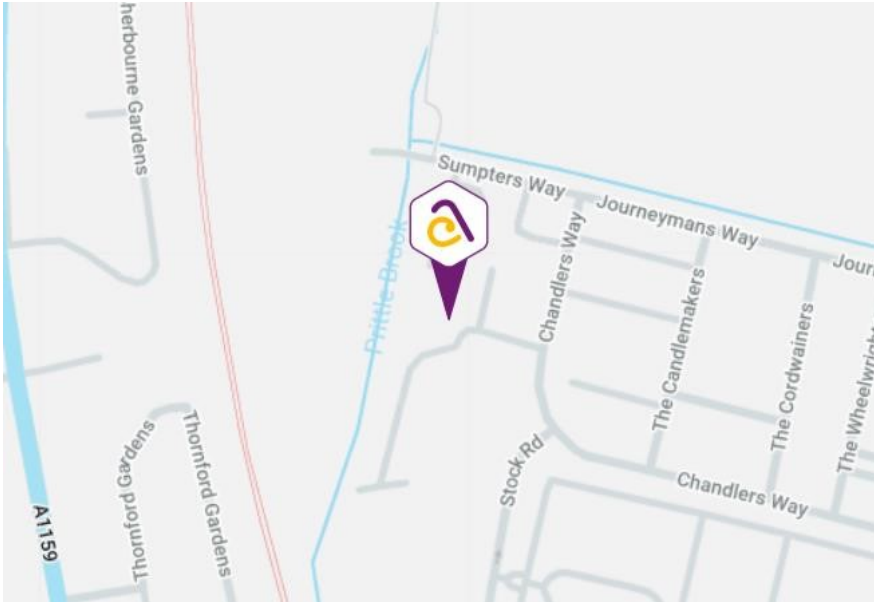
**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Quality light industrial unit situated on a popular sought after estate on the Temple Farm Industrial Estate, Southend on Sea, Essex. Temple Farm is located to the north of Southend Town Centre, a short distance from the A127 Arterial Road. The Parkside Centre was constructed in the early 1990's, comprising 24 light industrial units in a pleasant landscaped environment.



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	1,275	118
Office	996	93
<b>TOTAL</b>	<b>2,271</b>	<b>211</b>

## TERMS

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

## EPC

C  
63

## BUSINESS RATES

Rateable Value	UBR	Rates Payable
£18,000	49.9	£8,982

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

## LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£18,500 per annum exclusive

## VAT

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.

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