

# SOUTHEND-ON-SEA



## TO LET

11f

The Wheelwrights  
Southend-on-Sea  
SS2 5RN

### INDUSTRIAL

6,243 SQ. FT. (580 SQ. M.)



Industrial Unit



Electric Roller Shutter



Allocated Parking Spaces To  
Front & Side



New Lease Available



Rent From £32,775 For The First  
Year



**Ayers & Cruiks**  
COMMERCIAL

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

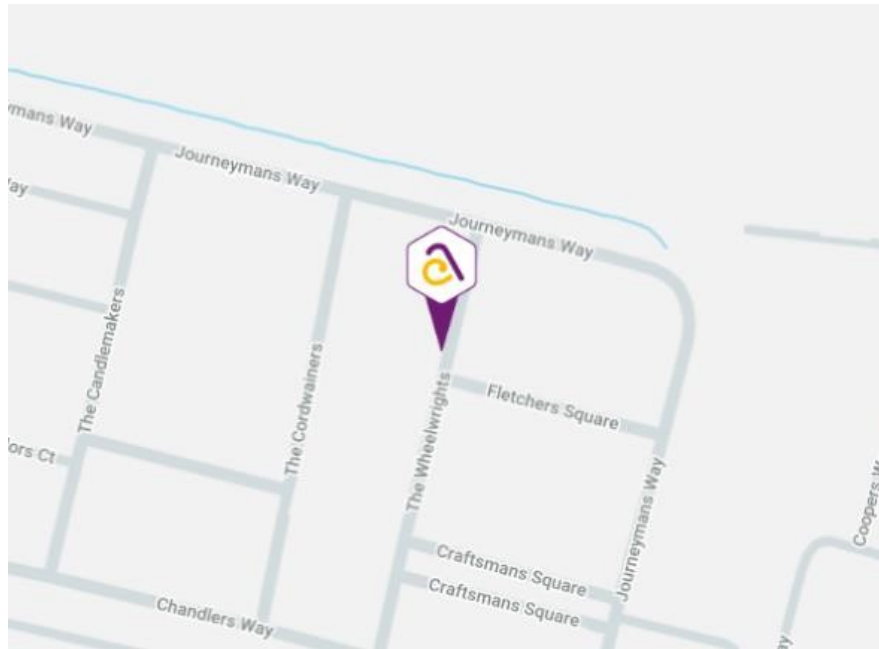
**CHELMSFORD OFFICE**  
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# DESCRIPTION AND LOCATION

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 within only 2 miles.

The property comprises an end-terrace concrete portal frame industrial warehouse with office accommodation, an electric 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 and the maximum eaves height of 7.8m



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	5,630	523
Mezzanine	613	57
<b>TOTAL</b>	<b>6,243</b>	<b>580</b>

## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed. The lease term is a minimum of 5 years.

Rent is £32,775 for the first year and will increase to £65,550 per annum thereafter.

## EPC

Awaiting EPC

## BUSINESS RATES

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

£65,550 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

### Misrepresentation Act 1967

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