

# SOUTHEND-ON-SEA



## TO LET

Yard

Stock Road, Temple Farm

Southend-on-Sea

SS2 5QF

### LAND

43,560 SQ. FT. (4,047 SQ. M.)



Fully Secured With Palisade Fencing



Onsite Electrical Inlet & WC Facilities



Approx 1 Acre Of Land



Fully Concreted



Rent On Application



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Situated towards the end of Stock Road at its junction with Chandlers Way on the Temple Farm Industrial Estate is this cleared concrete surfaced yard.

This site has been cleared, with just a few buildings located at the extreme north east corner providing staff facilities, including toilets and the electrical inlet.



## ACCOMODATION

SQ. FT. SQ. M.

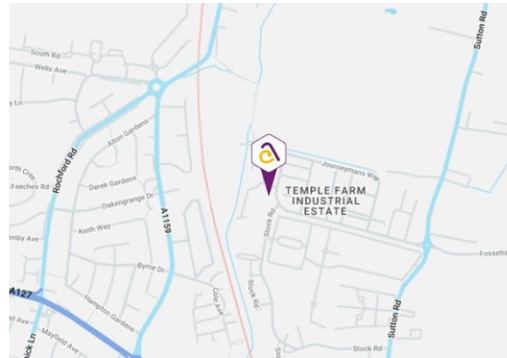
	SQ. FT.	SQ. M.
TOTAL	43,560	4,047

## TERMS

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

## EPC

Awaiting EPC



## 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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## BUSINESS RATES

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

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£120,000 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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