

# SOUTHEND-ON-SEA



## TO LET

Temple Farm Industrial Estate  
7  
Brookside Centre  
Southend-on-Sea  
SS2 5RR

**INDUSTRIAL**  
1,130 SQ. FT. (105 SQ. M.)



Established Industrial Estate



Roller Shutter



Parking To Front



New Lease Available



Rent Only £14,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
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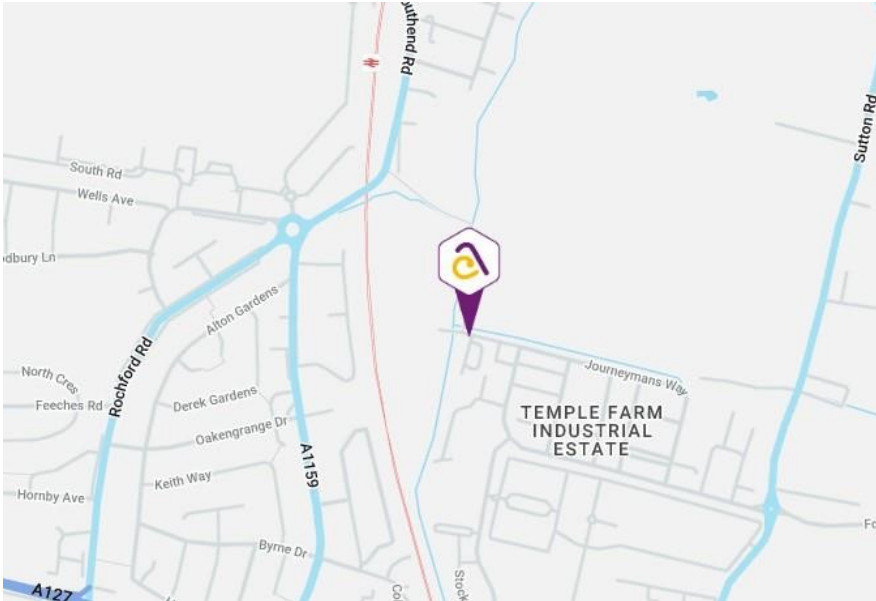
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

Situated within Brookside Centre, this mid-terrace industrial unit occupies a prime spot within Temple Farm Industrial Estate. Benefiting from easy access to the A127 and close proximity to Southend Airport, the estate enjoys convenient road accessibility.

The property features a portal frame construction, and entry is facilitated through a roller shutter and pedestrian entrance door.



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	1,130	105
<b>TOTAL</b>	<b>1,130</b>	<b>105</b>

## 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

Ratable Value UBR Ratable Payable  
£10,250 49.9 £5,114.75

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

£14,000 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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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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