

SOUTHEND-ON-SEA

TO LET



23

Parkside

Southend-on-Sea

SS2 5SJ

INDUSTRIAL

4,666 SQ. FT. (433 SQ. M.)



Established Industrial Estate



3-phase power



Roller Shutter Access



Allocated Parking



Rent only £30,000 pa exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The unit is situated on the highly sought after Temple Farm Industrial Estate, Southend. It is located north of Southend City, a short distance from the A127 Arterial Road. The unit comprise of ground floor industrial and mezzanine, which was previously used for additional storage / office space. It benefits from roller shutter loading access, separate pedestrian entrance and allocated parking to the front.

Note: no car use or motor trade



ACCOMODATION

	SQ.FT.	SQ.M.
Ground floor Industrial	2,582	240
Mezzanine Floor	2,084	194

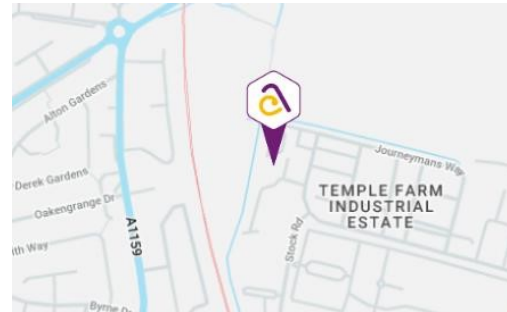
TOTAL 4,666 433

TERMS

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

EPC

C
57



BUSINESS RATES

Ratable Value UBR Ratable Payable
£21,250 49.9 £10,603.75

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

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs

TENURE

Leasehold

RENT

£30,000 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 & Cruikis, 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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