






CANEWDON



TO LET

Scotts Meadow Barns
Scotts Hall Road
Canewdon
Essex
SS4 3RE

Terrace Of Storage/Light Industrial
From 562 sq.ft (52 sq.m) to 4,002
sq.ft (372 sq.m)

-  Five Terraced Light Industrial Units
-  Recently Developed
-  Communal Parking & Loading Area
-  New Lease Available
-  Rents On Application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

CANEWDON

TO LET



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

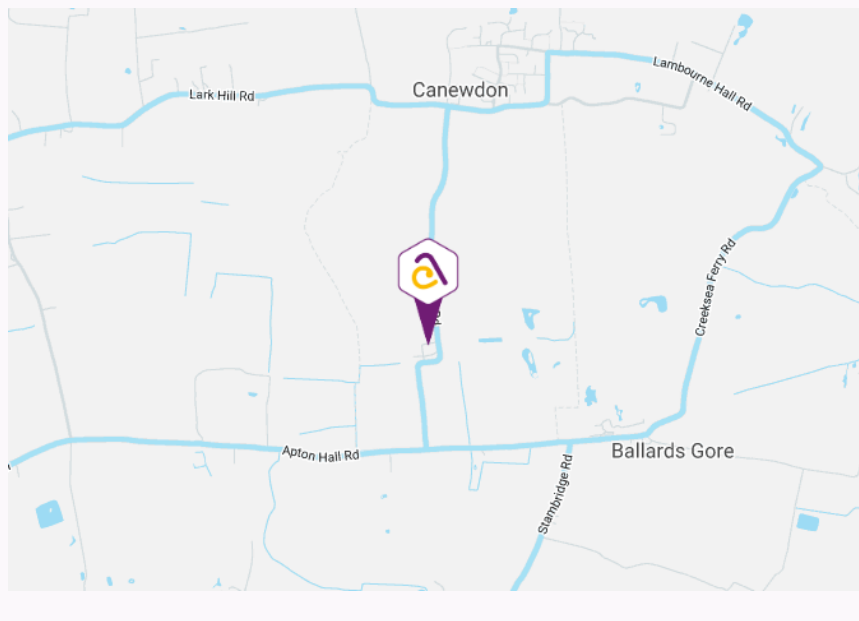
CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This new terrace of units is midway along Scotts Hall Road adjacent to Scotts Hall Farm. The units are in a lovely rural location yet within a 15-minute drive of the A127 and A130. Rochford main line railway station, is within 2 miles. There are 5 units created from former dilapidated farm buildings, four 860 sq.ft and one 562 sq.ft.

These can be taken individually, as pairs or more so providing units from 562 sq.ft upwards. Suitable for storage or light industrial uses complimentary to a rural farm setting.

There are loading areas and communal parking.



ACCOMODATION

A Terrace of 5 Units

1 x 562 Sq.ft (52 sq.m)

4 x 860 Sq.ft (80 sq.m)

Total Approx 4,002 Sq.ft (372 Sq.m)

Min Eaves Height – 3.153m

Max Eaves Height – 4.861m

Loading Door – 2.8m x 2.8m

SERVICE CHARGE & INSURANCE

There will be a communal service charge for maintenance of roadways, refuse collection.

TERMS

The units are to let on new full repairing & insuring leases. The leases will exclude the Security of Tenure provisions of the Landlord & Tenant act.

EPC

Awaiting EPC

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

Price On Application

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. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
- t. **01702 343060**
- e. mail@ayerscruikis.co.uk
- w. ayerscruikis.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. mail@ayerscruikis.co.uk
- w. ayerscruikis.co.uk