

LEIGH-ON-SEA



TO LET

Unit 4
Rutherford Close
Leigh-on-Sea
SS9 5LQ

INDUSTRIAL
2,548 SQ. FT. (237 SQ. M.)



Industrial Unit



Allocated Parking for 3 Cars



Parking & Loading Area



Fitted As a Car Body Repair Shop



Rent Only £14,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Industrial unit situated just off Progress Road, providing excellent road connections to the A13, A130, A12 and in turn the M25.

Local occupiers include Enterprise Rent-a-Car, Safestore and KFC.

The premises comprise open industrial space offering a maximum eaves height of 5.61m meters, roller shutter access, separate pedestrian entrance with office and w/c facilities. The premises also has its own secure yard measuring approx. 394 sq. ft. with palisade gates and covered loading bay measuring approx. 387 sq. ft.

The property is currently fitted as a car body repair unit and will include a scissor ramp, easy booth spray bake oven, 5.5kw Mark compressor and allocated parking for 3 vehicles.



ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	1,767	164
Covered Loading Bay	387	36
Yard	394	37

TOTAL	2,548	237
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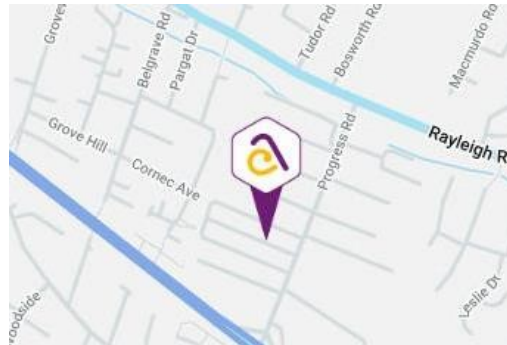
TERMS

By way of assignment of the current lease which has approx. 7 years unexpired at a passing rent of £14,000 per annum, plus VAT if applicable.

Premium - Offers Invited

EPC

C
52



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

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

BUSINESS RATES

Ratable Value	UBR	Ratable Payable
£13,500	49.9	£6,736.50

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

LEGAL COSTS

Ingoing tenants is responsible for the tenants 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



Ayers & Cruiks
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