

# SOUTHEND-ON-SEA

# TO LET



Yard  
Stock Road,  
Temple Farm,  
Southend-on-Sea  
Essex  
SS2 5QF

**INDUSTRIAL LAND**  
**21,780 SQ.FT (2,023 SQ.M,)**

-  Fully secured with palisade fencing
-  Onsite Electrical Inlet & WC Facilities
-  Approx 0.5 Acre Of Land
-  Fully Concreted
-  Rent Only £55,000 Per Annum Exclusive



**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 northeast corner providing staff facilities, including toilets and the electrical inlet.

Please note that another 0.5 Acres available



## ACCOMODATION

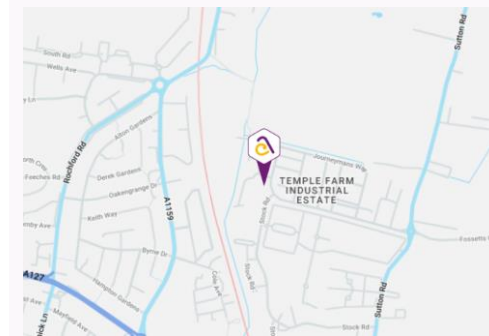
SQ.FT	SQ.M
21,780 SQ.FT.	2,023 SQ.M.

## 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

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

## LEGAL COSTS

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

## TENURE

Leasehold

## RENT

£55,000 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. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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