

SOUTHEND-ON-SEA

FOR SALE



Temple Farm Industrial Estate
Unit 9
The Wheelwrights
Southend-on-Sea
SS2 5RD

INDUSTRIAL INVESTMENT
12,939 SQ. FT. (1,202 SQ. M.)



7.8m max eaves height



Roller shutter loading door



For Sale/ To Let



3 phase power



Separate office area and WC's



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

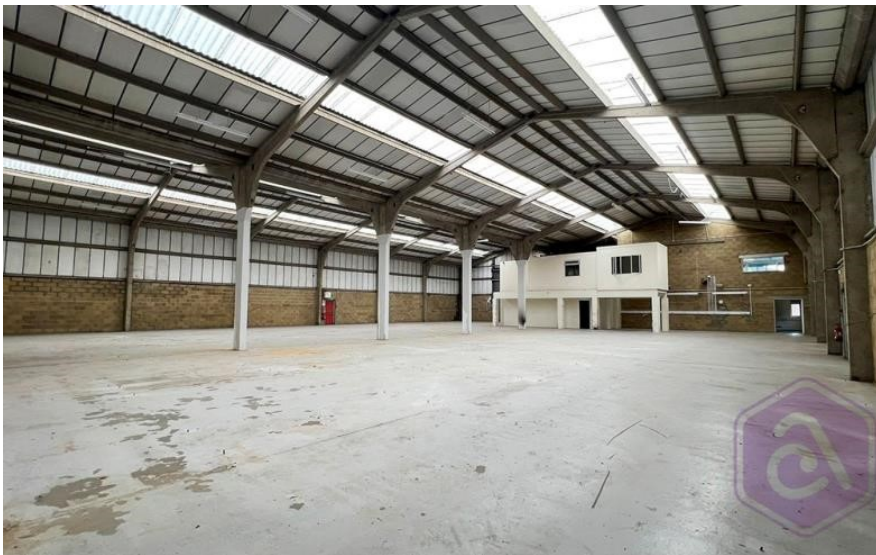
CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The unit is located on the Temple Farm Industrial Estate in Southend. The location affords simple access to the A127 which is approximately 1 mile away. Southend Airport is also close by being only 2 miles distant.

The property comprises an end-terrace concrete portal frame industrial warehouse with office accommodation provided at ground and first floor level. The unit has an eaves height of approximately 7.8m and benefits from a single roller shutter loading door to the front of the premises and a large forecourt.

The premises provide a clean and tidy unit with ample office space.



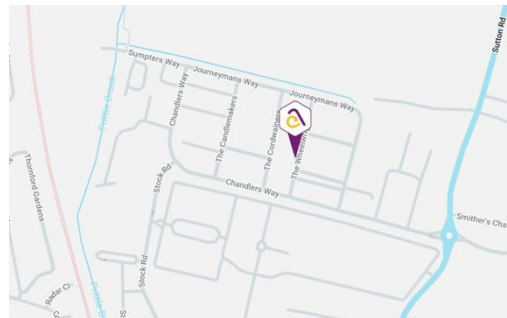
ACCOMODATION

	SQ. FT.	SQ. M.
Ground Floor	11,655	1,083
First Floor	1,284	119
TOTAL	12,939	1,202

TERMS

EPC

D 86



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.



BUSINESS RATES

Interested parties are advised to contact Southend City Council 01702 215000

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Long Leasehold

PRICE

Offers In Region Of £1,550,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

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