

# SHOEBURYNNESS



## TO LET

54

Vanguard Way

Shoeburyness

SS3 9QY

### INDUSTRIAL

6,457 SQ. FT. (600 SQ. M.)



Established Industrial Estate



Industrial Unit And Yard



New Lease Available



Ample Parking



Rent £50,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Industrial unit fronting Vanguard Way, situated at the centre of the Vanguard Way Industrial Estate. Shoeburyness is approximately 3 miles to the east of Southend-On-Sea with road links to the A127 and A13. The premises comprise ground floor industrial space with offices, reception area, w/c facilities, kitchen area and roller shutter loading door. To the first floor are further offices and a mezzanine floor. The yard is hard standing and is surrounded by palisade fencing with double gates to the front.

Please note, there is yard space totaling 4,134 sq. ft., bringing the total area of the site to 10,591 sq. ft.



## ACCOMODATION

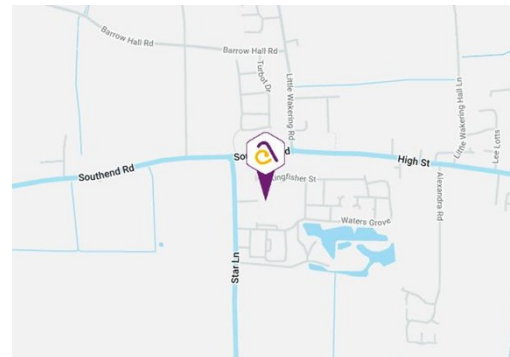
	SQ.FT.	SQ.M.
Ground Floor Approx	3,433	319
First Floor Office	702	65
Mezzanine Approx	2,322	216
<b>TOTAL</b>	<b>6,457</b>	<b>600</b>

## TERMS

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

## EPC

D  
89



## 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

Ratable Value	UBR	Ratable Payable
£22,000	49.9	£10,978

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

## LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£50,000 Per Annum Exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)





**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ

t. **01702 343060**

e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)

w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

**CHELMSFORD OFFICE**

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY

t. **01245 202555**

e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)

w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)