

TO LET

Detached Industrial Premises

12,959 sq. ft. (1,204 m²)

UNIT 9 THE WHEELWRIGHTS

Temple Farm Industrial Estate, Southend On Sea, Essex, SS2 5RD

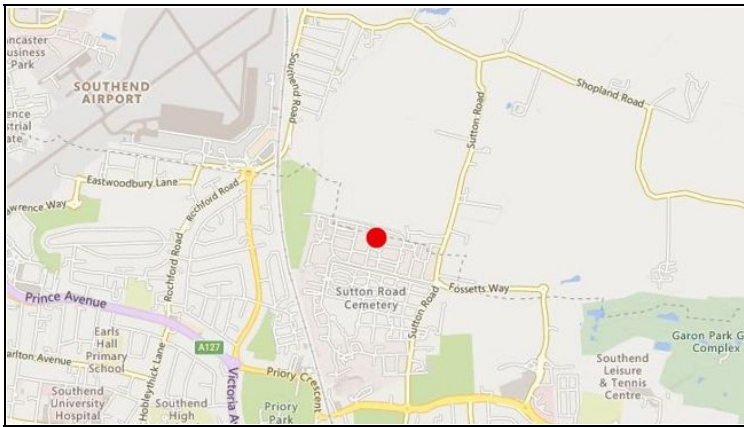


- Good Corner Location
- 23 Car Parking Spaces
- Popular Industrial Estate

- Available Now
- 3 Phase Power
- New Lease Available

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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LOCATION

Southend-on-Sea is situated in the Thames Gateway area approximately 45 miles to the east of central London accessed via the A13 and A127 arterial roads providing good communications throughout the southeast Essex area and direct links to the M25 and national motorway network. Southend-on-Sea has two mainline railway stations providing services to The City. Southend-on-Sea is the largest town within Essex having a population of 165,000. If the outlying areas are included the population is 250,000. The town centre therefore serves a large population and is an important commuting town.

DESCRIPTION

Detached double pitched industrial/warehouse unit with large open plan warehouse with an eaves height of 5.6m rising to 7.5m. Offices, reception and welfare facilities are located at the front of the building. A mezzanine floor has been installed creating additional office space, staff canteen and a number of small offices. The property is well positioned on the corner of Chandlers Way and The Wheelwrights and offers excellent roadside frontage. The property benefits from 23 car parking spaces and has a good loading provision. We understand the property benefits from main services including 3-phase power, a 5.3m electric roller shutter.

ACCOMMODATION

Total **12,959 sq. ft. (1,204 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a new fully repairing and insuring lease.

RENT

£96,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £57,000 for 2022/23. Please note that from 1 April 2023 the rateable value will change to £79,000. Based upon the Uniform Business Rate we believe the rates payable amount will be £40,448 for 2023/24.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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