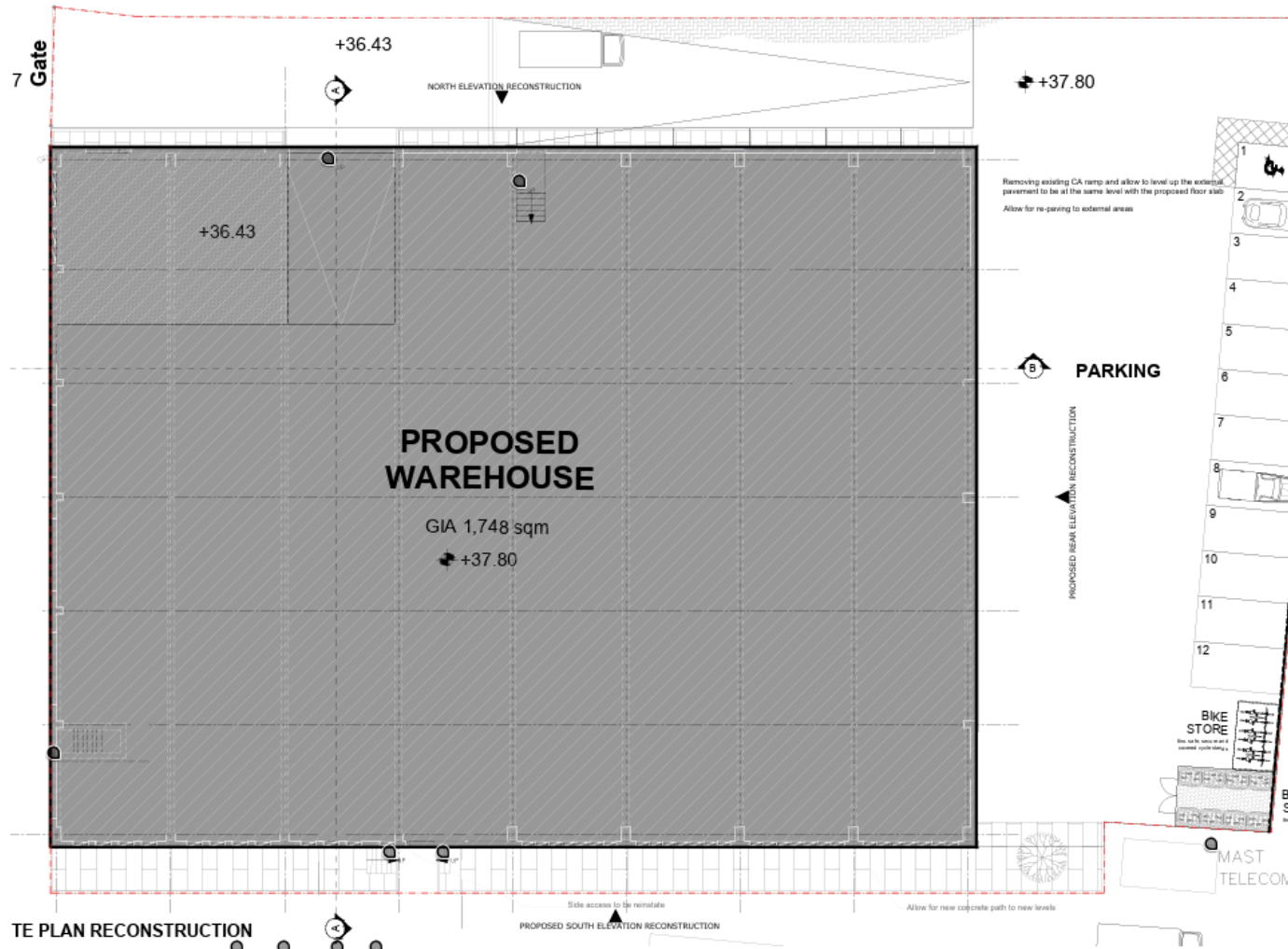


LEIGH-ON-SEA



FOR SALE

**UNIT S4,
30 Progress Road,
Leigh-on-Sea,
SS9 5JU**

**Industrial Development
Approx 20,000 sq.ft (1,858 sq.m)**

-  Freehold land with planning
-  Well established industrial park
-  Great road connections
-  24/01934/FULM
-  Price: £950,000 Subject to Contract



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in the heart of the well-established Progress Road industrial area, this exceptional freehold site offers a rare opportunity to develop a substantial warehouse facility in a sought-after commercial location.

The site benefits from full planning permission for the reinstatement of a spacious 189,815 sq ft warehouse, strategically set back from the main road behind a cluster of modern industrial units, ensuring both accessibility and privacy. The design positions the building near the eastern boundary of the estate, making excellent use of the site's layout.

Previously home to a large warehouse destroyed by fire in 2023, the plot now presents a clean slate for redevelopment, with only the existing concrete slab remaining. The surrounding streetscape is defined by thriving industrial businesses, complemented by nearby car showrooms to the southwest. The land's gentle slope from east to west enhances drainage and development potential.

This is an outstanding chance to create a high-quality industrial facility in one of the region's most established and connected business hubs.

Interested parties are advised to visit the Southend City Council planning portal using reference **(24/01934/FULM)** or contact Ayers & Cruiks for more information.

ACCOMMODATION

Proposed Warehouse

Approx 18,815 sq.ft (1,748 sq.m)

Total Site

Approx 20,000 sq.ft (1,858 sq.m)

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

CIL LIABILITY

£26,200.01

PLANNING PORTAL REF

24/01934/FULM

BUSINESS RATES

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

TENURE

Freehold

PRICE

£950,000 Subject to Contract

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 & 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.



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