



**Ayers & Cruiks**  
COMMERCIAL

**30 Progress Road, Leigh-On-Sea, SS9 5JU**

**For Sale | 20,000 sq ft**

Freehold land with planning permission for the reinstatement of a spacious warehouse.

30 Progress Road, Leigh-On-Sea,  
SS9 5JU

## Summary

- Price: Offers in the region of £950,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- Car parking charge: n/a
- VAT: Plus VAT if Applicable
- Legal fees: Each party to bear their own costs
- EPC: E (119)

## Further information

- [View details on our website](#)

## Contact & Viewings

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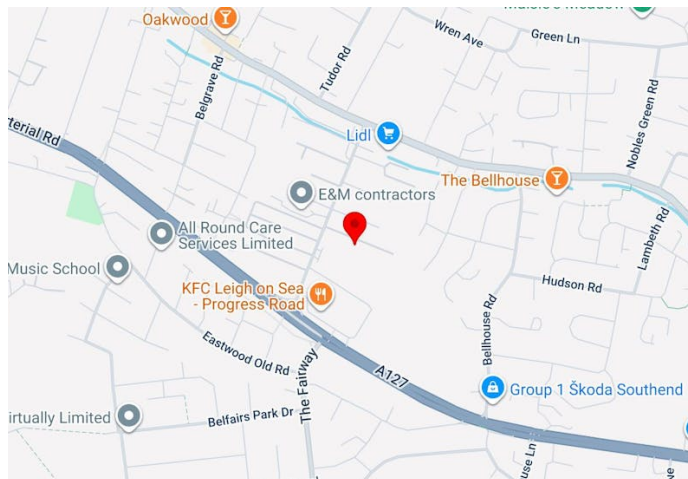
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## Offices

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Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
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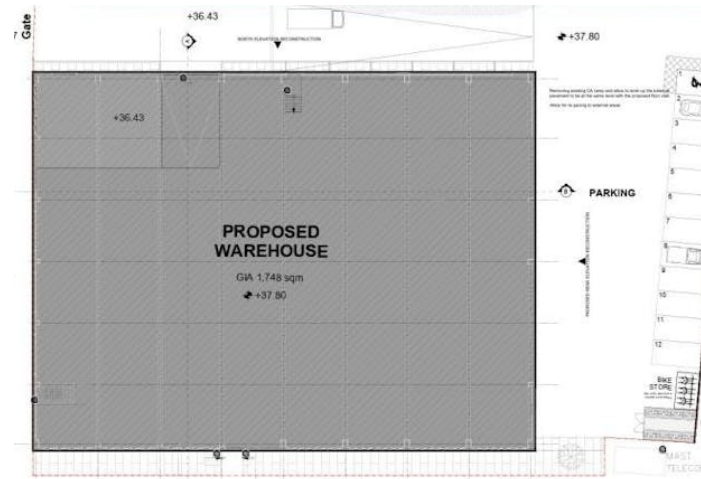


## Key Points

- Freehold land with planning
- Well established industrial park
- Great road connections
- 24/01934/FULM
- New key point...
- Offers In The Region Of £950,000

## Description

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



## 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.

## Accommodation

| Description | sq ft  | sq m     |
|-------------|--------|----------|
| Yard        | 20,000 | 1,858.06 |

## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

## CIL Liability

£26,200.01

## Price

£950,000 Subject to Contract