

ROCHFORD



TO LET

Purdeys Industrial Estate
Purdeys Way
Rochford
SS4 1ND

INDUSTRIAL
28,000 SQ. FT. (2,601 SQ. M.)



Industrial Unit



Ample Parking



Roller Shutter Door & 3 Phase
Electric



New Lease Available



Rent On Application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The Unit is situated on the established Purdeys Industrial Estate in Rochford, providing good access to the A127 and A130 and located around 2 miles from Southend Airport. The estate accommodates a mix of industrial, warehouse, and trade counter uses, creating a well-established business location. Local bus routes serve the area, with parking available on-site and nearby.

Spacious and versatile ground-floor warehouse, ideal for a wide range of commercial, industrial, or storage uses. The property features a large open-plan layout, providing ample space for operations such as warehousing, light manufacturing, logistics, or trade counter activities. With a roller shutter door that offers access for loading and unloading. Externally, there is dedicated parking for multiple vehicles, ensuring ample space for staff, clients, or service vehicles. The property also includes toilet facilities and an office or break areas.

There is also an 8,000 sq ft mezzanine providing additional storage space.

ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	20,000	1,858
Mezzanine	8,000	743

TOTAL	28,000	2,601
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TERMS

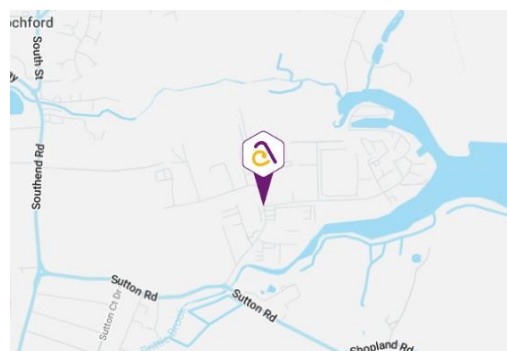
The premises are available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

To Be Confirmed

EPC

Awaiting EPC



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford District Council 01702 546366.

LEGAL COSTS

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

TENURE

Leasehold

RENT

Rent On Application

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

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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