



Ayers Cruiks
COMMERCIAL

To Let
1,159 sq ft

Unit 2 Cedar Park, Southend-
On-Sea, SS2 5FZ

Shell industrial unit in a sought-after location with parking and WC and shower facilities.

- Industrial unit/ trade counter
- Prominently located next to Screwfix
- WC staff facilities
- Shower room
- Allocated parking for 3 cars
- Available in September
- New lease available
- £15,000 per annum exclusive

01702 343060
www.ayerscruiks.co.uk



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Summary

- Rent: £15,000 per annum
- Business Rates: Rateable value - £10,250 (1 April 2026 to present)
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (105)

Contact & Viewings

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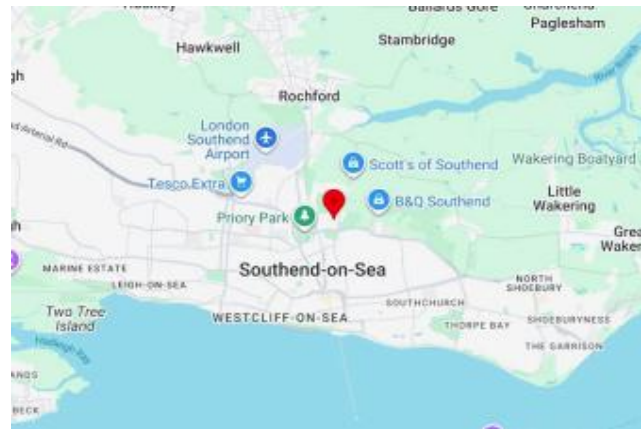
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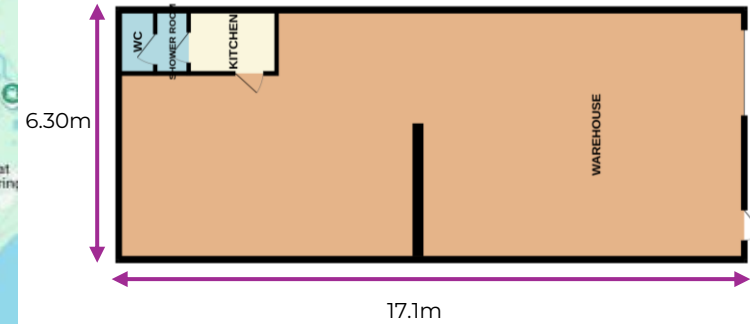
Description

A ground floor industrial unit benefitting from WC and shower facilities, three phase power and 3 allocated parking spaces. The current tenant is due to vacate in August, with a new roof scheduled for installation in September ready for move in in October. The existing office accommodation will be removed, providing more industrial/warehouse space. A new EPC will be commissioned once the new roof has been fitted.

Location

This unit occupies a prominent position on Stock Road within the well-established Temple Farm Industrial Estate. The estate offers great connectivity, with direct access to the A127, providing convenient access to the M25, London and the wider Essex network.

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Southend city centre, London Southend airport and train station are all within a short drive. The unit is surrounded by business such as Screwfix, Medlock and Tool Station.

Accommodation

Floor	Description	SQFT	SQM
Unit	Industrial	1159	107.67

Terms

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

Price

£15,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

