






LEIGH-ON-SEA



FOR SALE

30
Progress Road
Leigh-on-Sea
Essex
SS9 5PR

INDUSTRIAL
26,853 SQ.FT (2,495 SQ.M)

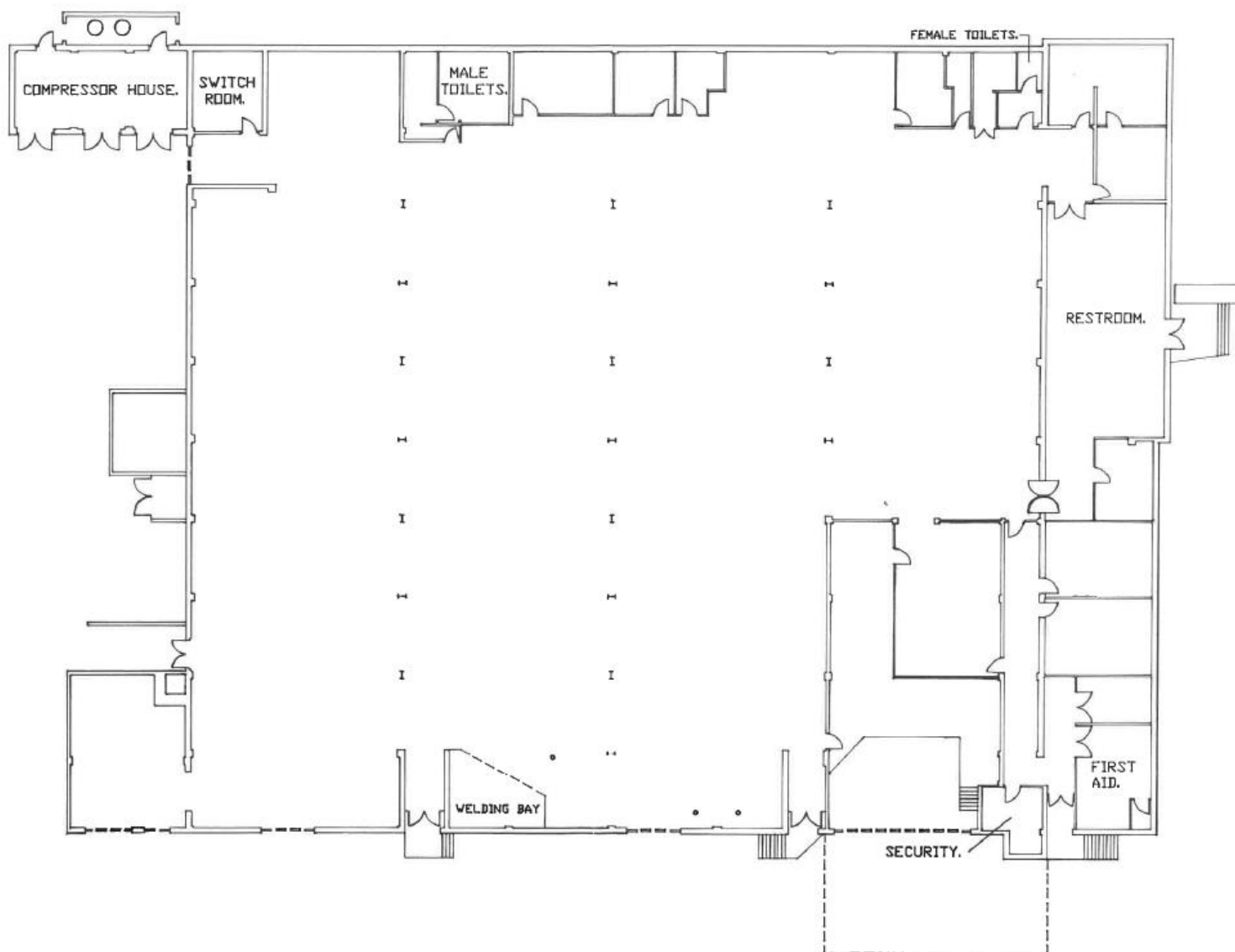
-  Immediate Access To The A127
-  Yard To The Rear
-  Freehold For Sale
-  Parking To The Front
-  Offers In Excess Of £2,000,000



Ayers & Cruiks
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CHELMSFORD OFFICE
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DESCRIPTION AND LOCATION

The property is situated approx. 4 miles West of Southend Town Centre, 8 miles East of Basildon and 16 miles of the M25. The property occupies a prominent position fronting Progress Road within easy access of the A127.

The unit offers a frontage of more than 130ft. The property offers office/reception accommodation to the front with windows fronting Progress Road. The remainder of the property offers spacious open plan warehousing with a maximum eaves of 4.50m. Loading is afforded to the side of the building and additional loading and yard space to the rear. There are also male and female W.C facilities

The property has traded as an engineering company for many years and benefits from 3 phase electricity, water and gas.



ACCOMMODATION:

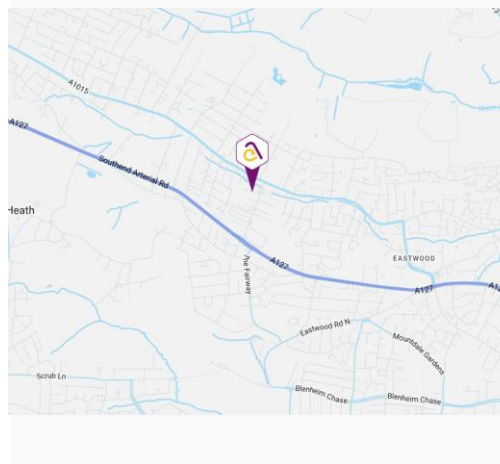
| | | |
|-----------|---------------|-------------|
| Warehouse | 22,126 SQ.FT. | 2,055 SQ.M. |
| Yard | 4,727 SQ.FT. | 439 SQ.M. |

EPC:

C – 68

VAT:

Plus VAT If Applicable



BUSINESS RATES:

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

LEGAL COSTS:

Each party to be responsible for their own legal costs.

TENURE:

Freehold

PRICE:

Offers In Excess Of
£2,000,000

VIEWING:

Strictly by prior appointment
via the vendors appointed
agents **Ayers&Cruik**s.

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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