

# CANEWDON



## TO LET

Scotts Meadow Barns  
Scotts Hall Road  
Canewdon  
Essex  
SS4 3RE

### LIGHT INDUSTRIAL

From 562 sq.ft (52 sq.m)  
to 1422 sq.ft (132 sq.m)



Terraced Light Industrial Units



Recently Developed



Communal Parking & Loading  
Area



New Lease Available



Rents From £7,306 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

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## DESCRIPTION AND LOCATION

This new terrace of units is midway along Scotts Hall Road adjacent to Scotts Hall Farm. The units are in a lovely rural location yet within a 15-minute drive of the A127 and A130. Rochford main line railway station is within 2 miles. There are 5 units created from former dilapidated farm buildings, four 860 sq.ft and one 562 sq.ft.

These can be taken individually, as pairs or more so providing units from 562 sq.ft upwards. Suitable for storage or light industrial uses complimentary to a rural farm setting.

There are loading areas and communal parking.

UNITS	SQ.FT	PRICE
4	860 SQ.FT	£9,460 PA
5	562 SQ.FT	£7,306 PA
4-5	1,422 SQ.FT	£15,642 PA

### ACCOMODATION

Min Eaves Height – 3.153m  
Max Eaves Height – 4.861m  
Loading Door – 2.8m x 2.8m

### SERVICE CHARGE & INSURANCE

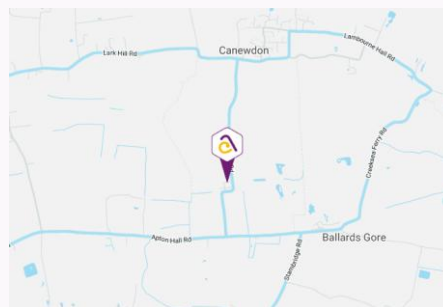
The Service Charge is Inclusive of the rent

### TERMS

The units are to let on new full repairing & insuring leases. The leases will exclude the Security of Tenure provisions of the Landlord & Tenant act.

### EPC

Awaiting EPC



### BUSINESS RATES

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

### LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

### TENURE

Leasehold

### 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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