

# SOUTHEND ON SEA



## TO LET

54 TAILORS COURT.  
TEMPLE FARM INDUSTRIAL  
ESTATE,  
SOUTHEND ON SEA,  
SS2 5SX

**INDUSTRIAL**  
**3,947 SQ.FT (366 SQ.M)**



Well Established Industrial Estate



Large Warehouse Area



Mezzanine Office



Available October 2025



Rent Only £36,000 Per Annum Exclusive



**Ayers & Cruiks**  
COMMERCIAL

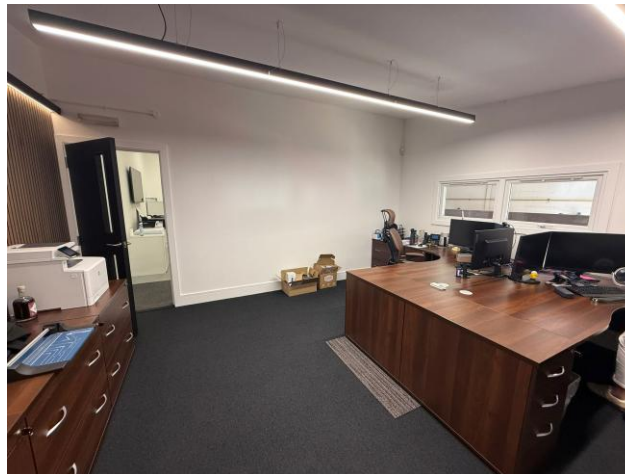
**SOUTHEND OFFICE**  
**01702 343060**

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

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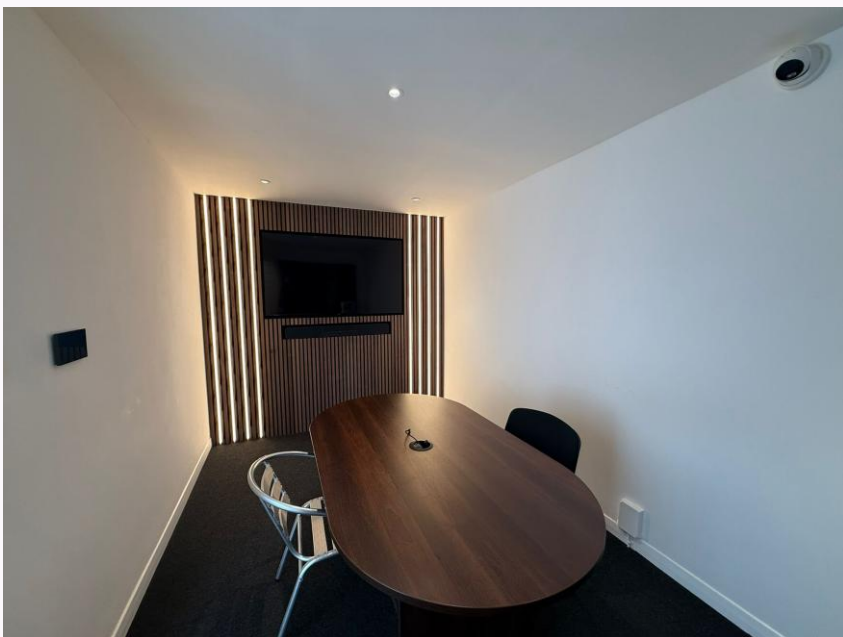
**CHELMSFORD OFFICE**  
**01245 202555**



## DESCRIPTION AND LOCATION

Well-positioned unit within Temple Farm Industrial Estate, ideal for a range of business uses with strong transport connections nearby.

This industrial unit offers a 2,820 sq ft ground floor warehouse with an additional 784 sq ft mezzanine storage area. The property also benefits from a 343 sq ft mezzanine office, complete with air conditioning and LED lighting. Ground floor facilities include a meeting room, kitchen, and WCs, providing a practical and well-equipped workspace for a variety of business needs. The unit has a maximum eaves height of 6.66m.



## ACCOMMODATION

**Ground Floor Warehouse**  
2820 SQ.FT (262 SQ.M)

**Mezzanine**  
784 SQ.FT (72.82 SQ.M)

**Mezzanine Office**  
343 SQ.FT (31.83 SQ.M)

**Total**  
3,947 SQ.FT (366 SQ.M)

## TERMS

The property is available to let upon on a new full repairing and insuring sub-lease for a term to be agreed.

**SERVICE CHARGE:**  
To be confirmed.

**EPC:**  
C - 57

## BUSINESS RATES

April 23-Present  
**Rateable Value** UBR **Rateable Payable**  
£21,500 49.9 £10,728.50

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

## LEGAL COSTS:

Ingoing tenant to be responsible for our clients reasonable legal costs.

## TENURE

Leasehold

## RENT:

£36,000 per annum exclusive

## VAT:

Plus VAT if applicable

## VIEWING:

Strictly by prior appointment via the 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.



**Ayers & Cruiks**  
COMMERCIAL

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