

SHOEBURYNESS



FOR SALE

16 Towerfield Close
Shoeburyness
Essex
SS3 0QP

INDUSTRIAL WITH BUILDING PLOT
WORKSHOP & OFFICES: 3,805 SQ.FT. (353 SQ.M.)
BUILDING PLOT: 1,724 SQ.FT. (160 SQ.M.)

-  Recently Refurbished Two Storey Building
-  Boasts Excellent Road Connections
-  Sold With Vacant Possession
-  Planning Permission Passed 18/00161/FUL
-  Offers In Excess Of £525,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
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DESCRIPTION AND LOCATION

This property is located on a well-established estate with access via Towerfield Close in Shoeburyness. Shoeburyness is about 50 miles east of central London and just 4 miles from Southend-on-Sea. It is easily reached via the A13, with good connections to the M25 motorway, around 30 miles away. Shoeburyness Main Line Railway Station offers regular services to London Fenchurch Street, making it a well-connected location.

This property has workshops on the ground floor and offices on the first floor. It is in excellent condition, following recent refurbishments including a new roof, cladding, external paint, UPVC windows, and air conditioning in the office areas. The property also includes a building plot with planning permission for a two-storey unit, which can be used for storage or more office space.

PLANNING:

Further information can be found on the Southend On Sea City Council Planning portal under the reference number 18/00161/FUL.

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor	2,682 SQ.FT.	249 SQ.M.
First Floor	1,123 SQ.FT.	104 SQ.M.
TOTAL	3,805 SQ.FT.	353 SQ.M.
Land	1,724 SQ.FT.	160 SQ.M.

TENURE:

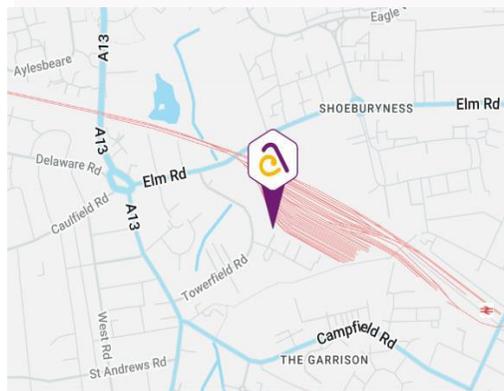
The property is available on a freehold basis.

EPC:

D – Certificate available upon request.

VAT:

Plus VAT If Applicable.



BUSINESS RATES:

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

LEGAL FEES:

Each party to be responsible for their own legal costs.

PRICE:

Offers in excess of £525,000.

VIEWING:

Strictly by prior appointment via the landlords appointed sole 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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