

LEIGH-ON-SEA



TO LET

Yards

Rear Of Old Gas Works

Progress Road

Leigh-On-Sea

SS9 5PR

VARIOUS SIZED YARDS

Yard 4 – 18,295 SQ.FT. (0.42 Acres)

Yard 2 – 33,541.20 SQ.FT. (0.77 Acres)

Yards 2 & 4 – 51,063 SQ.FT. (1.19 Acres)



Various Sized Yards



Surrounded By Secure Palisade Fencing



Water And Electricity Supply



Excellent Road Connections



Yard 4 – £45,737.50 pa exclusive
Yard 2 - £83,853 pa exclusive
Yards 2 & 4 - £127,657.50 pa
exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

These various-sized yards are located on Progress Road in Leigh-on-Sea, offering convenient access to local amenities, public transport links, and the A127, providing excellent road connections.

The yards are available in three different sizes, each surrounded by secure palisade fencing. They are equipped with both electricity and water supply for added convenience.

YARD	SQ.FT.	ACRES.	RENT PER ANNUM
YARD 2	33,541.20 SQ.FT.	0.77 Acres	£83,853 Per Annum Exclusive
YARD 4	19,602 SQ.FT.	0.45 Acres	£45,737.50 Per Annum Exclusive
YARDS 2 & 4	51,063 SQ.FT.	1.30 Acres	£127,657.50 Per Annum Exclusive

TERMS:

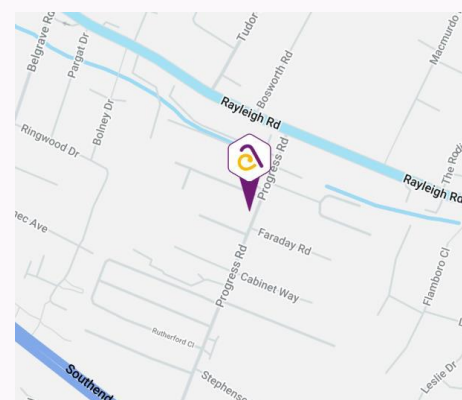
The yards are available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To be confirmed.

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:

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

VIEWING:

Strictly by prior appointment via 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.



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