

# LEIGH-ON-SEA



## TO LET

Unit 1 Airborne Industrial Estate  
Arterial Road  
Leigh-on-Sea  
SS9 4EX

### OFFICE

3,524 SQ. FT. (327 SQ. M.)



Office Suites



Allocated Parking Spaces



New Lease Available



Kitchenette & WC



Rent Only £28,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

The property is located on the north side of the A127 (heading towards Southend), near the Progress Road junction. It's about 40 miles east of central London, 5 miles from Southend, and 20 miles from the M25 motorway

This two-storey office building offers modern, well-presented accommodation. The ground floor comprises a series of individual offices, while the first floor features a spacious showroom. The property benefits from carpeted floors, suspended ceilings, multiple private office rooms, a kitchenette, and WC facilities. There is also allocated parking for the office.



## ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	1,857	173
First Floor	1,667	155
<b>TOTAL</b>	<b>3,524</b>	<b>327</b>

## TERMS

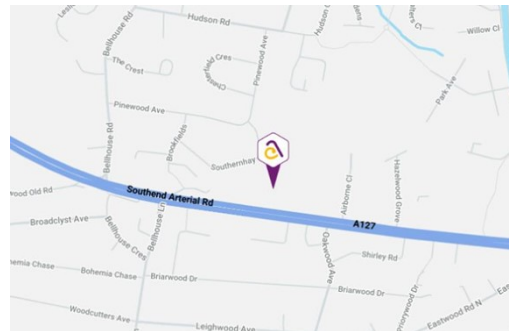
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

To Be Confirmed

## EPC

C  
70



## 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.



## BUSINESS RATES

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

## LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£28,000 Per Annum Exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfield Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)