

# WESTCLIFF-ON-SEA



## TO LET

Rear 242  
London Road  
Westcliff-on-Sea  
SS0 7JG

**INDUSTRIAL**  
882 SQ. FT. (82 SQ. M.)



Light Industrial Unit



3 Phase Electricity



Parking Available & Yard Space



New Lease Available



Rent Only £15,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

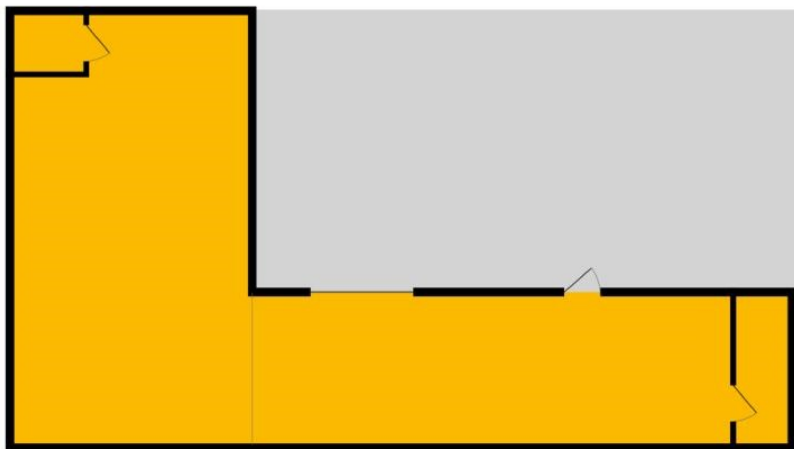
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

Located to the rear of 242 London Road, the unit offers convenient access from the main road. The position provides straightforward transport links across Westcliff, Southend, and the surrounding areas, with layby parking available along the main road.

Ideal for a small workshop, the property features a roller shutter, a WC, 3-phase electricity and parking as yard space.



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	882	82

TOTAL	882	82
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## TERMS

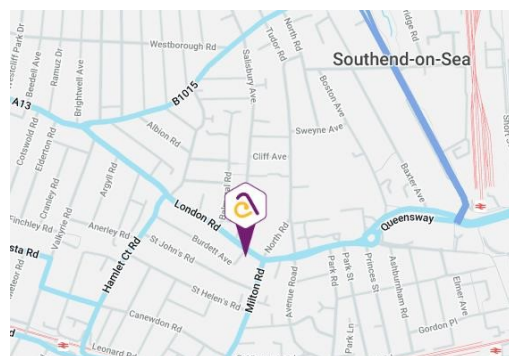
The premises is available to let upon a new, fully repaired and insuring lease for a term to be agreed

## SERVICE CHARGE

To Be Confirmed

## EPC

E  
106



## 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

£15,000 Per Annum Exclusive

## VAT

Plus VAT If Applicable

## 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.



**Ayers & Cruiks**  
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