

SHOEBURYNNESS



TO LET

Yards

39

Vanguard Way

Shoeburyness

SS3 9QY

LAND

3,140 SQ. FT. (292 SQ. M.)



Established industrial estate



Palisade fencing



Ideal for storage



New lease available



Rent from £11,000 per annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The yard is situated on the well-established Vanguards Industrial Estate in Shoeburyness approx. 3 miles east of Southend on Sea and within easy access of the A13 & A127. Shoebury Train Station is also a short distance away.

The yard benefits from palisade fencing and its own W.C. and kitchenette.



ACCOMODATION

	SQ. FT.	SQ. M.
TOTAL	3,140	292

TERMS

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

EPC

Awaiting EPC



Misrepresentation Act 1967

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BUSINESS RATES

Interested parties are advised to contact Southend City Council 01702 215000

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£11,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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