

ROCHFORD



TO LET

Yard
Welton Way
Purdeys Industrial Estate
Rochford
Essex
SS4 1LA

YARD

**From 5,000 SQ.FT. – 54,886 SQ.FT.
(465 SQ.M. – 5,099 SQ.M.)**



Various Size Yards



Water & Electricity Connections



Easy Access To The A127



Close Proximity To Southend &
Rochford Town Centre



Rent From £17,500 - £137,250 Per
Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on Purdeys Industrial Estate, this yard is conveniently located just 1 mile West of London Southend Airport. Southend Town Centre is 3 miles away, and Rochford Town Centre is only 1 mile away. It is also within easy access of the A127. Access to the yard is via Welton Way.

The yard is laid with type 1 and offers versatile space from 5,000 SQ.FT. to 1.26 Acres. Each yard will have its own secure fence and gates and will benefit from water and electricity connections.

SITE LICENCES:

- The site has got full planning permission to operate as a scrapyards, and as construction demolition waste(Waste Transfer).
- A scrap metal licence from Rochford District Council.
- A full environment waste permit which is also ATF (Approved Treatment Facility).
- The site can hold and process all hazardous materials, and this also includes WEE (Waste Electronics Equipment) with the site infrastructure being fully compliant.
- The waste permit is a bespoke permit.
- The list of items that can be processed or recycled, treated or disposed of in the permit can be verified by the Environment Agency.
- Operator's licence with operating centre, for various companies that also hold Waste Carrier Licences.

<u>Accommodation</u>	<u>Size</u>	<u>Rent</u>
Lot 1	5,000 SQ.FT.	£17,500
Lot 2	10,000 SQ.FT.	£32,500
Lot 3	20,000 SQ.FT.	£60,000
Lot 4	30,000 SQ.FT.	£82,500
Lot 5	54,886 SQ.FT.	£137,250

TERMS:

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

TENURE:

Leasehold.

LEGAL COSTS:

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



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 Rochford District Council on 01702 546366.

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VAT:

VAT is applicable.

VIEWING:

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks.



Ayers & Cruiks
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