1 Fleet Hall Road
Purdeys Industrial Estate

Rochford
Essex
SS4 1NF



TO LET
WAREHOUSE BUILDING WITH GROUND FLOOR OFFICES
APPROX 19,186 SQ FT (1,782.47 SQ MS) WITH YARD

DEDMAN GRAY COMMERCIAL

1 Fleet Hall Road, Purdeys Industrial Estate, Rochford, Essex, SS4 1NF

A prominently positioned semi-detached warehouse of concrete portal frame construction clad with profile sheeting to elevations above brick and block walling. The property is currently used for storage & distribution purposes, with single-storey office and amenity areas situated to the front.

To the side of the property there is a fully concreted yard which is enclosed by palisade fencing with double width gates.





Location
Purdeys Estate is located on the southern outskirts of Rochford Town Centre offers great communication links with good access to the A127, with further links to the M25 and the national motorway network. The estate also provides good access to the nearby Southend Airport and mainline train services are available at Rochford (Southend Victoria to London Liverpool Street line).

Accommodation
The property has been measured on a Gross Internal (GIA) basis, and the following approx. floor areas calculated:

Warehouse:	17,671 sq ft	(1,641.70 sq ms)
Office & Amenity:	1,515 sq ft	(140.77 sq ms)
Yard:	7,660 sq ft	(711.63 sq ms)

Eaves 7.20ms Apex 7.95 ms

Terms
Available for letting by way of a new sub lease expiring November 2032, subject to an asking rent of £150,000 p.a. (plus VAT). All other terms by negotiation.

Key Features
- Semi Detached Warehouse Building
- Office & Amenity Areas
- Close to Southend Airport
- Enclosed Yard Area
- New Sub- Lease Available

Business Rates
The building currently appears on the 2026 Rating List as 'Warehouse & Premises' with an adopted rateable value of £115,000.

Commercial Energy Performance Certificate
The property has a Commercial Energy Performance Rating of C65 valid until 26th May 2031.

RENT: £150,000,000 per annum (Plus VAT)







Legal Fees
Each party to bear their own.

Viewing Arrangements
Strictly via the Sole Letting Agents. For more details or to arrange a viewing please contact:

Roy Horton
DD: 01702 311039
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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671


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