






ROCHFORD



TO LET

9 Purdeys Way
Purdeys Industrial Estate
Rochford
Essex
SS4 1ND

LARGE WAREHOUSE 15,193 SQ.FT. (1,411 SQ.M.)

-  Large Ground Floor Warehouse
-  18 Allocated Parking Spaces
-  Suitable For A Variety Of Uses
-  New Roof To Be Installed
-  Rent On Application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated on Purdeys Industrial Estate is located on the outskirts of Rochford, to the North of Southend-On-Sea, with convenient access to both towns. Situated on the periphery of Southend and Rochford, the estate is accessed via Sutton Road, a key link between the two towns. The estate has excellent transport connectivity, with the A127 accessible within a 10-minute drive. Sutton Road runs adjacent to Southend Airport, which serves both passenger and freight services to continental Europe. Additionally, Rochford benefits from a mainline railway station offering direct services to London Liverpool Street, with a journey time of approximately 50 minutes. Another train station is located at Southend Airport, further improving travel options in the area.

Spacious and versatile ground-floor warehouse, ideal for a wide range of commercial, industrial, or storage uses. The property features a large open-plan layout, providing ample space for operations such as warehousing, light manufacturing, logistics, or trade counter activities. With two new full-sized roller shutter doors, the unit offers excellent access for loading and unloading. Externally, there is dedicated parking for up to 18 vehicles, ensuring ample space for staff, clients, or service vehicles. The property also includes well-maintained toilet facilities for staff convenience, with the potential to add office or break areas if needed. The property is also going to have a brand new roof installed.

ACCOMMODATION

	SQ.FT.	SQ.M.
UNIT	15,193	1,411
TOTAL	15,193	1,411

TERMS

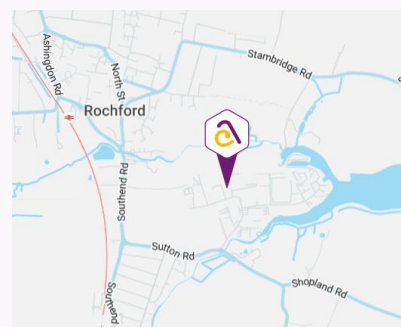
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To Be Confirmed.

EPC:

C



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:

The rateable value is yet to be assessed for this property. Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

Rent On Application

VAT:

Plus VAT If Applicable

VIEWING:

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



Ayers & Cruiks
COMMERCIAL

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