

SOUTHEND ON SEA



TO LET

Unit 11a
The Wheelwrights
Southend-on-Sea
SS2 5RD

INDUSTRIAL
5,630 SQ. FT. (523 SQ. M.)



Sought after, popular industrial estate



Roller shutter access



Max eaves height 7.80m



New lease available



Rent only £65,550 per annum exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

End of terrace industrial unit situated on Temple Farm Industrial Estate. The estate links with the A127/A13 trunk roads leading to the M25. Southend City is only a 10-minute drive away and benefits from two mainline railway links to central London.

The end of terrace unit on Temple Farm industrial Estate provides a modern single storey industrial unit with ample parking.



ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	5,630	523
TOTAL	5,630	523

TERMS

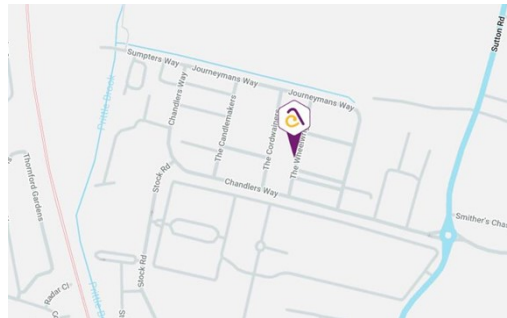
The premises are available to let upon a new full repairing and insuring lease, for a term to be agreed.

SERVICE CHARGE

Service Charge is Applicable

EPC

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Misrepresentation Act 1967

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BUSINESS RATES

Rateable Payable UBR Rateable Payable
£34,000 49.9 £16,660

Interested parties are advised to confirm the rating liability with Southend Council 01702 215001

LEGAL COSTS

Ingoing tenant to be responsible for the Landlord's legal costs.

TENURE

Leasehold

RENT

Rent Only £65,550 Per Annum Exclusive

VAT

VAT is Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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