



**Ayers & Cruiks**  
COMMERCIAL

9 Rosshill Industrial Park, Sutton Road, Southend-on-Sea,  
SS2 5PZ

To Let | 924 sq ft

Industrial unit with forecourt parking and loading area, roller shutter, small office and W.C. facilities.



## 9 Rosshill Industrial Park, Sutton Road, Southend-on-Sea, SS2 5PZ

### Summary

- Business rates: £3,792.40 per annum Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: E (103)
- Lease: New Lease
- Terms: 5 years

### Further information

- [View details on our website](#)

### Contact & Viewings

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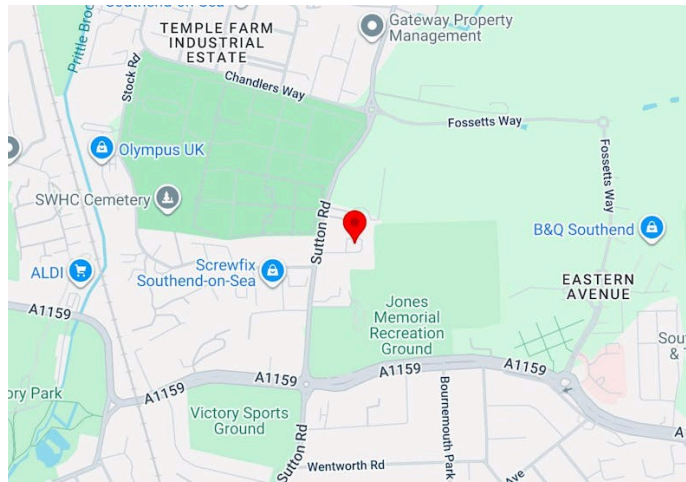
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### Offices

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### Key Points

- Industrial Unit
- Forecourt Parking & Loading Area
- New Lease Available
- Manual Roller Shutter
- £10,000 For the First year thereafter £12,500 Subject to a 5 Year Lease

### Description

This end-terrace unit offers open-plan industrial space, featuring a roller shutter for loading access, a separate pedestrian entrance, a small office area, and W.C. facilities.

### Location

The premises are situated just off Sutton Road, within the well-established Rosshill Industrial Park in Southend-on-Sea. The property benefits from excellent road connectivity, being in close proximity to the A127 Arterial Road, which provides direct access to the M25.

### Accommodation

Building Type	Size	sq ft	sq m	Availability
Industrial	924 sq ft	924	85.84	Available



### Terms

The premises are available to let upon a new lease, term to be agreed.

### Rent

£10,000 For the First year thereafter £12,500 Subject to a 5 Year Lease

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks