

LEIGH ON SEA



TO LET

Progress Business Park,
55 Progress Road,
Leigh on Sea
SS9 5PR

INDUSTRIAL
27,490 SQ.FT. (2,554 SQ.M.)



Excellent Road Connections



Large Secure Yard



New Lease Available



Units from 6,637 SQ.FT



Rent From £55,000 per annum



Ayers & Cruiks
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SOUTHEND OFFICE
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CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

Location:

Close to the junction of Progress Road and Rayleigh Road, approx. 4 miles from Southend-on-Sea and 10 miles from Basildon. Excellent access to the A127, with direct links to the A13, A130, A12, and M25.

Property Summary

A substantial and versatile industrial property offering a range of unit sizes to suit various operational needs. Ideal for businesses requiring a mix of warehouse, office, and yard space in a strategic South Essex location.

Available Options

Whole Site – 27,490 sqft £100,000 per annum (exclusive)
Includes 9,794 sqft warehouse, mezzanines of 1,695 sqft, mezz office space 2001 sqft and a 14,000 sq ft yard.

Unit 18 – 6,703 sq ft £55,000 per annum (exclusive)
Comprises ground floor 4852 sqft and 2001 sqft of mezzanine office space.

Unit 17 – 6,637 sqft £55,000 per annum (exclusive)
Includes 4,942 sqft warehouse and 1,695 sqft of mezzanine storage.

Flexible configurations available. Enquire now to arrange a viewing.

TERMS

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

SERVICE CHARGE:

A service charge will be applicable.

EPC:

C

BUSINESS RATES

April 23-Present

Rateable Value	UBR	Rates Payable
£86,500	51.2	£44,288

Please note this is for the whole site. If taken individually the units will need to be re rated.

Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000.

LEGAL COSTS:

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

TENURE

Leasehold

RENT:

From £55,000 per annum exclusive

VAT:

Not Applicable.

VIEWING:

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

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.



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