



18 Robert Leonard Industrial Site, Aviation Way, Southend-on-Sea, SS2 6GG
To Let | 1,170 sq ft



Ayers & Cruiks
COMMERCIAL

Mid-terraced industrial unit featuring roller shutter loading door, allocated parking, W.C facilities and a maximum eaves heights of 5.34m.

18 Robert Leonard Industrial Site,
Aviation Way, Southend-on-Sea,
SS2 6GG

Summary

- Rent: £14,000 per annum
- Business rates: £3,692.60 per annum Interested parties are advised to confirm the rating liability with Southend Council.
- Service charge: £619.13 per annum A service charge is levied for the upkeep of the communal estate.
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: E (110)
- Lease: New Lease

Contact & Viewings

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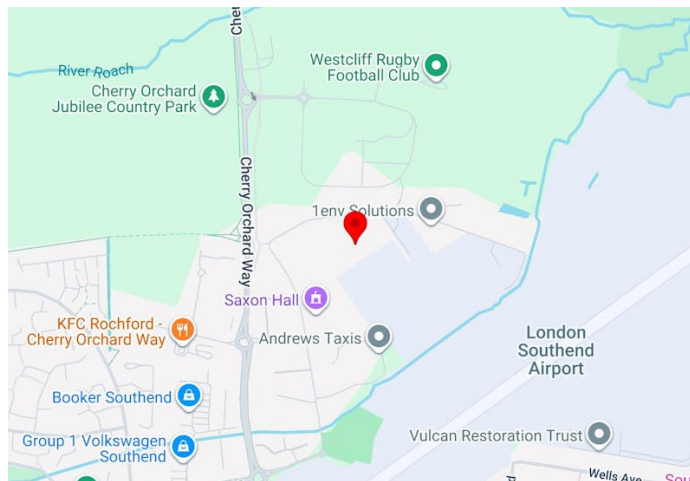
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Key Points

- Mid-terraced industrial unit
- Close to London Southend Airport
- Allocated Car Parking
- Car use permitted
- New lease available
- Rent only £14,000 per annum exclusive

Description

The premises comprise open industrial space offering a maximum eaves height of 5.43m, roller shutter loading door, allocated parking male and female W.C facilities.

Location

Mid-terraced industrial premises, situated on the long established Robert Leonard Industrial Park, at the heart of the Aviation Way Estate. The development is located within close proximity to London Southend Airport, with nearby occupiers including Hi-Tec and the Athenaeum Fitness Club.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Industrial	1,170	108.70	Available



Terms

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

Rent

£14,000 per annum exclusive

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

