



Ayers & Cruiks
COMMERCIAL

To Let

1,757 sq ft

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

Industrial unit with open plan ground floor warehouse space and mezzanine level with forecourt parking and loading area.

- Roller shutter door (3.1m x 2.6m)
- Mezzanine floor
- Parking to the front
- Kitchen and toilet
- New lease available
- £13,500 per annum exclusive

www.ayerscruiks.co.uk



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Road, Southend-on-Sea, SS2 5PZ

Summary

- Rent: £13,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (85)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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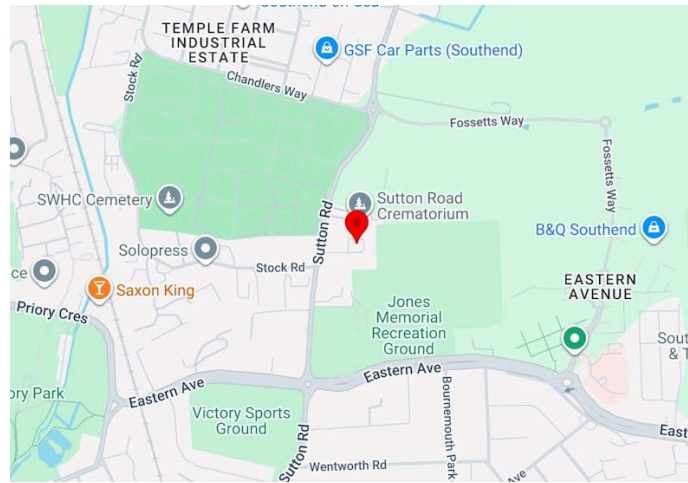
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Description

Mid terrace industrial unit featuring both a roller shutter door (3.1m x 2.6m) and separate pedestrian access. Internally, it comprises of an open plan ground floor area together with a kitchen and WC facilities and a mezzanine level. It benefits from 3 phase electricity, strip lighting throughout and new UPVC double glazed door and window. Externally, the property includes parking directly in front of the unit and an additional allocated parking space within the estate parking area.

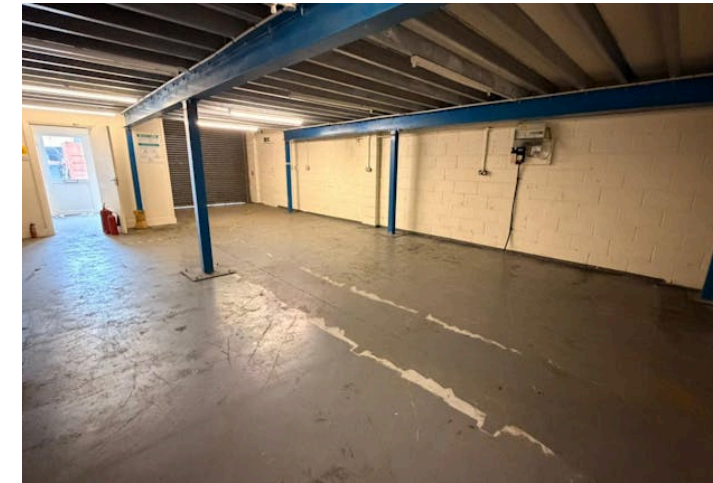
Location

This premises is situated within a well-established commercial estate on Sutton Road in Southend. The area is approximately half a mile north of the town centre and benefits from good road access to the A127 and A13, providing convenient links to London and the wider Essex region.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Industrial	950	88.26	Available
Mezzanine	Industrial	807	74.97	Available
Total		1,757	163.23	

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Terms

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

Rent

£13,500 per annum exclusive

Viewings

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

