



Ayers & Cruiks
COMMERCIAL

To Let

1,988 sq ft

**15 Star Lane Industrial
Estate, Star Lane,
Southend-on-Sea, SS3 0PJ**

Single-storey industrial unit
with office space and allocated
parking, situated on an
established industrial estate.

- Two parking spaces plus communal parking on the estate
- Single storey industrial unit
- Maximum eaves height of 4.6m
- New lease available
- Rent £18,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £18,000 per annum
- Business rates: £8,233.50 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (80)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The unit is located at the heart of the estate and is of steel portal frame construction incorporating numerous translucent roof panels. There is an office area to the front of the premises, with facilities. There are two allocated parking spaces one to the front and to the side of the building. Internally, the unit provides a maximum eaves height of 4.6m reducing to a minimum of 3.7m.

Location

The Star Lane Industrial Estate is located to the Northeast of Southend-On-Sea approximately 5 miles from Southend town centre and comprises a small estate of office and industrial users.

Accommodation

Building Type	sq ft	sq m	Availability
Industrial	1,696.50	157.61	Available
Office	291.50	27.08	Available
Total	1,988	184.69	

Terms

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

Rent

£18,000 per annum exclusive

Viewings

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