



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**5,201 sq ft**

**Unit 2, 55 Progress Road,  
Leigh-on-Sea, SS9 5PR**

Industrial unit with a mezzanine level, parking to the front of the unit and rear access.

- Parking to the front
- Roller shutter access to the rear
- New lease available
- £36,000 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



Unit 2, 55 Progress Road, Leigh-on-Sea, SS9 5PR

## Summary

- Rent: £36,000 per annum
- Business rates: £18,088.75 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: C (53)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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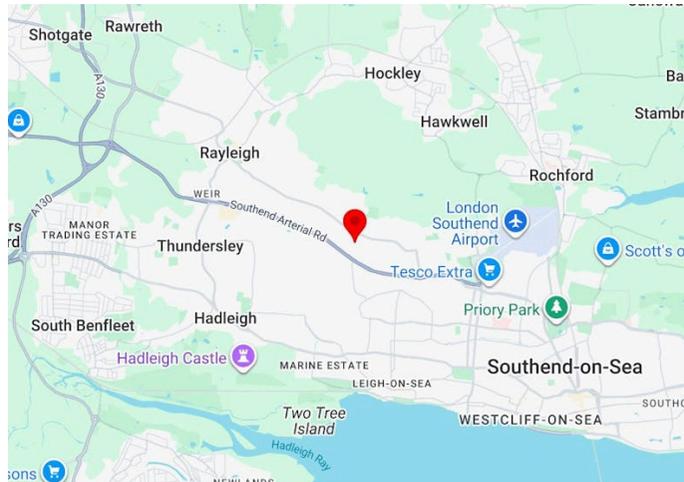
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## Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
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SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

This industrial unit comprises a trade counter and separate office with kitchen area, WCs and roller shutter access to the rear.

The following inventory can be available by separate negotiation: 18x racking (6ft length), walk in fridge, walk in freezer, extraction system 9ft canopy, CCTV system, 3x air conditioning/ heating system Daikin units, 4x hand wash sinks, 2x double sinks with spray guns, blue seal turbofan oven and stand, 2x chest freezer, standing freezer, stainless steel tables, 5x kitchen racking, fat trap, fully furnished reception area with viewing window, Lincat electric hobs with 4 top plates.

Please note the mezzanine is available via separate negotiation.

## Location

Situated close to the junction of Progress Road and Rayleigh Road, the property is located approximately 4 miles from Southend and 10 miles from Basildon. Progress Road runs from Rayleigh Road to the A127 Arterial road therefore providing great road connections to the A13, A130, A12 and in turn the M25.



## Terms

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

## Accommodation

Floor/Unit	Building Type	sq ft	sq m	Rent
Unit	Industrial	2,907	270.07	£36,000 /annum
Mezzanine	Industrial	2,294	213.12	-
<b>Total</b>		<b>5,201</b>	<b>483.19</b>	

## Rent

£36,000 per annum exclusive

## Viewings

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