



Ayers & Cruiks
COMMERCIAL

To Let

3,566 sq ft

**Beeches Farm, Beeches
Road, Battlesbridge, SS11
8TU**

Industrial unit in Battlesbridge
suitable for a variety of uses
with a forecourt and roller
shutter door for access.

- Roller shutter door
- Close to the A127 linking to the M25
- New lease available
- £30,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £30,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

Light industrial unit arranged over ground floor and mezzanine level. There is a maximum eaves height of 7.2m and it benefits from a metal roller shutter door and forecourt area for access.

Location

This unit is situated at Beeches Farm in an established rural commercial location. It benefits from convenient access to the A130, providing links to the A127, A13 and M25 motorway network, while Battlesbridge train station is located nearby, offering regular services to London Liverpool Street via Wickford.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	2,708	251.58
Mezzanine	Industrial	858	79.71
Total		3,566	331.29

Terms

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

Rent

£30,000 per annum exclusive

Viewings

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