



Ayers & Cruiks
COMMERCIAL

54 Vanguard Way, Shoeburyness, Southend-on-Sea, SS3

9QY

To Let | 6,457 sq ft

Industrial premises with offices, reception, WC, kitchen, mezzanine, roller shutter and a secure yard.

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Summary

- Rent: £50,000 per annum
- Business rates: £10,978 per annum Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (89)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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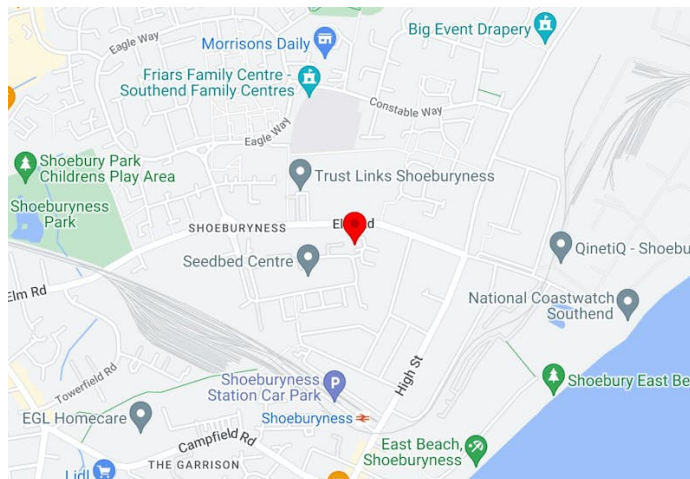
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www.ayerscruiks.co.uk



Key Points

- Established Industrial Estate
- Industrial Unit And Yard
- New Lease Available
- Ample Parking
- Rent £50,000 Per Annum Exclusive

Description

The premises comprise ground floor industrial space with offices, reception area, w/c facilities, kitchen area and roller shutter loading door. To the first floor are further offices and a mezzanine floor. The yard is hard standing and is surrounded by palisade fencing with double gates to the front. Please note, there is yard space totaling 4,134 sq. ft., bringing the total area of the site to 10,591 sq. ft.

Location

Industrial unit fronting Vanguard Way, situated at the centre of the Vanguard Way Industrial Estate.



Shoeburyness is approximately 3 miles to the east of Southend-On-Sea with road links to the A127 and A13.

Accommodation

Name	sq ft	sq m
Ground	3,433	318.94
1st	702	65.22
Mezzanine	2,322	215.72
Total	6,457	599.88

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

£50,000 Per Annum Exclusive

