



Ayers & Cruiks
COMMERCIAL

For Sale

5,529 sq ft

**16 Towerfield Close,
Shoeburyness, Southend-
on-Sea, SS3 9QP**

Refurbished property with
ground-floor workshops, first-
floor offices, aircon & plot with
consent for 2-storey unit.

- Recently Refurbished Two Storey Building
- Boasts Excellent Road Connections
- Sold With Vacant Possession
- Planning Permission Passed 18/00161/FUL
- Offers In Excess Of £495,000

www.ayerscruiks.co.uk



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Southend-on-Sea, SS3 9QP

Summary

- Price: Offers in excess of £495,000
- Business rates: 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: Ingoing tenant is liable for both parties legal costs
- EPC: D
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

This property has workshops on the ground floor and offices on the first floor. It is in excellent condition, following recent refurbishments including a new roof, cladding, external paint, UPVC windows, and air conditioning in the office areas. The property also includes a building plot with planning permission for a two-storey unit, which can be used for storage or more office space.

PLANNING:

Further information can be found on the Southend On Sea City Council Planning portal under the reference number 18/00161/FUL.

Location

This property is located on a well-established estate with access via Towerfield Close in Shoeburyness. Shoeburyness is about 50 miles east of central London and just 4 miles from Southend-on-Sea. It is easily reached via the A13, with good connections to the M25 motorway, around 30 miles away.



Shoeburyness Main Line Railway Station offers regular services to London Fenchurch Street, making it a well-connected location.

Accommodation

Name	sq ft	sq m
Unit - Ground Floor	2,682	249.17
Unit - First Floor	1,123	104.33
Outdoor - Land	1,724	160.16
Total	5,529	513.66

Viewings

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

Price

Offers in excess of £495,000



