



Ayers & Cruiks
COMMERCIAL

To Let

26,942 sq ft

**25 Towerfield Road,
Shoeburyness, SS3 9QT**

Secure yard located on an
established industrial estate
ideal for storage.

- Established industrial estate
- Fencing to perimeter
- Ideal for storage
- New lease available
- £65,000 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £65,000 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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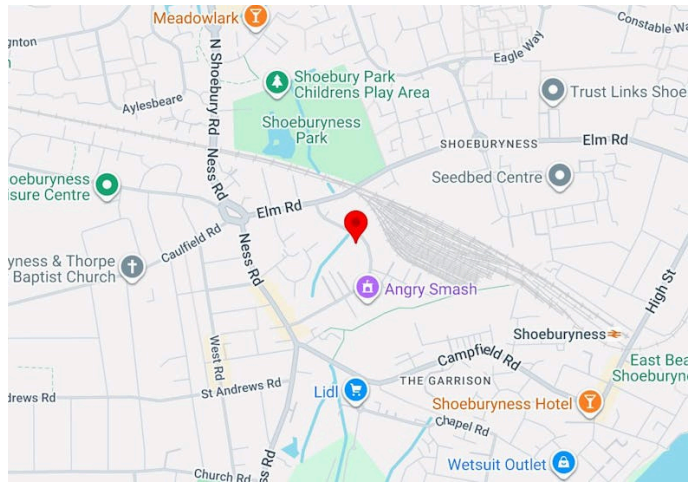
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Key Points

- Established industrial estate
- Fencing to perimeter
- Ideal for storage
- New lease available
- £65,000 per annum

Description

The yard is fully enclosed with perimeter fencing and secure entrance gates, providing a high level of security. The hard-standing surface makes it well-suited for a range of storage uses.

Location

The yards are situated on the established Towerfield Road Industrial Estate in Shoeburyness, approximately 3 miles east of Southend-On-Sea and within easy access of the A13 and A127. Shoebury train station is also located a short distance away.



Accommodation

Building Type	sq ft	sq m	Rent
Yard	26,942	2,502.99	£65,000 /annum

Terms

Fully repairing and insuring lease for a term to be agreed.

Rent

£65,000 per annum but the vendor may also consider selling.

Viewings

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