



Ayers & Cruiks
COMMERCIAL

For Sale
1,300 sq ft

**16 Rosshill Industrial Park,
Sutton Road, Southend-
On-Sea, SS2 5PZ**

Well-located industrial investment in established Southend estate, producing £14,500 pa with an FRI lease expiring October 2028.

- Freehold Industrial Investment
- Minimum eaves height of 3.9m, rising to 5.2m.
- Roller shutter door measuring 2.65m wide x 3.1m high.
- Currently Producing £14,500 Per Annum Exclusive
- £210,000 freehold subject to the existing lease

www.ayerscruiks.co.uk



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Summary

- Price: Offers in the region of £210,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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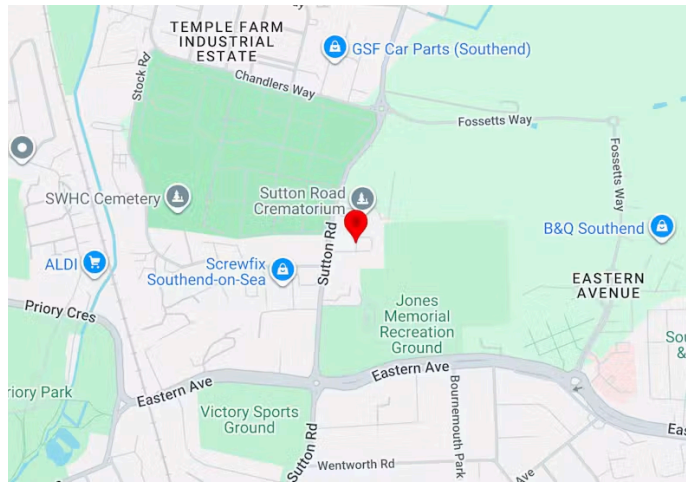
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Description

The property comprises an open-plan commercial unit benefiting from WC facilities, with a minimum eaves height of 3.9m rising to a maximum of 5.2m. Access is provided via a roller shutter door measuring approximately 2.65m wide by 3.1m high.

A licence to alter is in place documenting the removal of the dividing wall between the two units. Under the terms of the licence, the tenant is responsible for reinstating the wall in accordance with the agreed reinstatement obligations.

Location

Rosshill Industrial Park is an established commercial and light industrial hub located in Southend-on-Sea, Essex. Positioned just off Sutton Road, it sits approximately half a mile north of Southend City Centre. The estate provides a strategic location for local trade, logistics, and independent businesses due to its proximity to the A1159 Eastern Avenue, which directly links to the main A127 London Southend Arterial Road.

The site predominantly features terraces of light industrial and warehouse units. The unit is occupied by The Classic Sign Co Ltd who also occupy the adjacent unit, no.17.

Accommodation

Description	sq ft	sq m
Unit	1,300	120.77

Tenancy

The property is held on a full repairing and insuring lease in the name of RFE Newell, expiring on 7 October 2028.

In recognition of Mr Newell's longstanding occupation of the premises, our client agreed to a personal rental concession at the last rent review.

The passing rent is £17,000 per annum exclusive; however, the concession reduces the rent payable to £14,500 per annum exclusive. This concession is personal to Mr Newell and will remain in place only for so long as the lease remains in his name, and in any event no later than the expiry of the existing lease on 7 October 2028.

Viewings

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

Price

£210,000 Freehold Subject to Existing Tenancy