



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**2,357 sq ft**

**Unit 18, Brookside,  
Southend-on-Sea, SS2 5RR**

Light industrial unit offering  
ground floor warehouse space  
with a large mezzanine suitable  
for offices or storage.

- Established industrial estate
- Roller shutter
- Allocated parking and forecourt
- New lease available
- £19,500 per annum inclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)





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## Unit 18, Brookside, Southend-on-Sea, SS2 5RR

### Summary

- Rent: £19,500 per annum
- Business rates: £7,859.25 per annum 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
- EPC: E (105)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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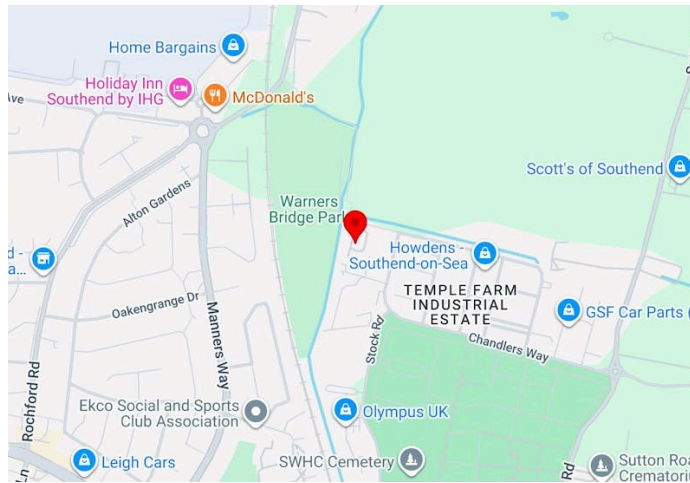
Darrell Clarke  
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### Offices

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Tel: 01702 343060

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64/66 Springfield Road,  
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CM2 6JY  
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### Description

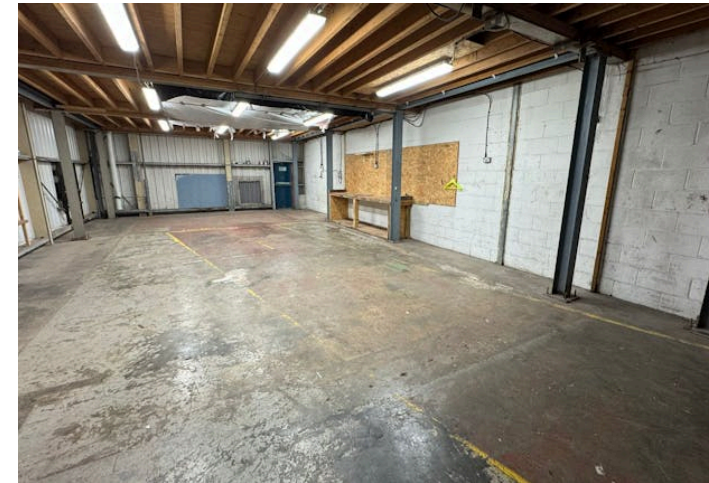
This property is a modern light industrial unit featuring a spacious ground floor work area and a large mezzanine office/ storage area, complete with a WC and kitchenette. Constructed with a steel frame and a concrete floor, it includes a roller shutter door and 3-phase electric. Allocated parking is available at the front.

### Location

Located just two miles north of Southend city centre, the Brookside Centre is part of the Temple Farm Industrial Estate, offering convenient access to Southend and its surrounding areas. London is easily reachable via the A127 or A13, both of which connect to the M25 and the wider national motorway network

### Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	1,216	112.97
Mezzanine	Industrial	1,141	106
<b>Total</b>		<b>2,357</b>	<b>218.97</b>



### Terms

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

### Rent

£19,500 per annum inclusive (includes service charge and insurance)

### Viewings

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

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