



Ayers & Cruiks
COMMERCIAL

To Let
4,614 sq ft

**83 Brunswick Road,
Southend-on-Sea, SS1 2UL**

Industrial premises with open-plan space, offices, kitchenette, WC, forecourt parking and secure rear yard with loading access.

- Prominent Brunswick Road frontage
- Spacious open-plan industrial accommodation
- First-floor office space
- Kitchenette and WC facilities
- Forecourt parking and secure rear loading yard
- Rent Only £28,000 Per Annum

www.ayerscruiks.co.uk



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Summary

- Rent: £28,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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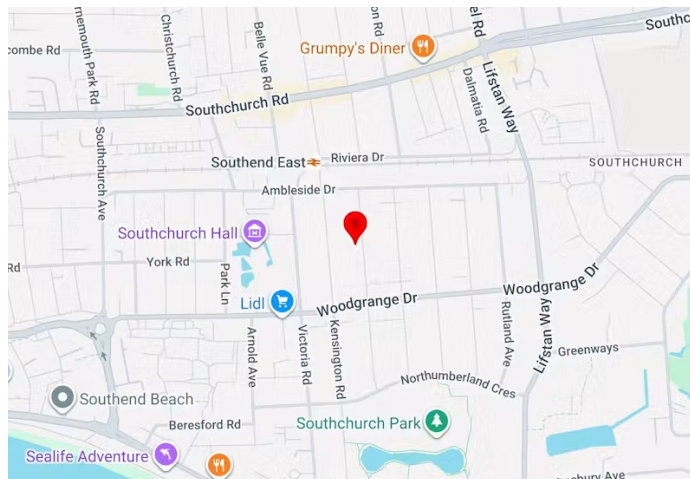
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Description

The premises comprise a spacious open-plan industrial area, with direct access to first-floor office accommodation, together with a kitchenette and WC facilities. Externally, the property benefits from forecourt parking and a secure rear yard, accessed via Kensington Road, providing convenient loading facilities and additional parking.

Location

An industrial premise prominently fronting Brunswick Road, situated close to its junction with Woodgrange Drive, within an established mixed residential and commercial area.

Accommodation

Description	sq ft	sq m
Ground Floor	4,270	396.70
First Floor	344	31.96
Total	4,614	428.66

Terms

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

Viewings

Strictly by prior appointment via the landlord's appointed agents Ayers & Cruiks.

Rent

£28,000 Per Annum Exclusive