



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**1,159 sq ft**

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**Unit 2 Cedar Park,  
Southend-on-Sea, SS2 5FZ**

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Shell industrial unit in a sought after location with parking and WC and shower facilities.

- Industrial unit/ trade counter
- Prominently located next to Screwfix
- WC staff facilities
- Shower room
- Allocated parking for 3 spaces
- Available in September
- New lease available
- £15,000 per annum exclusive

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



## Unit 2 Cedar Park, Southend-on-Sea, SS2 5FZ

### Summary

- 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
- EPC: E (105)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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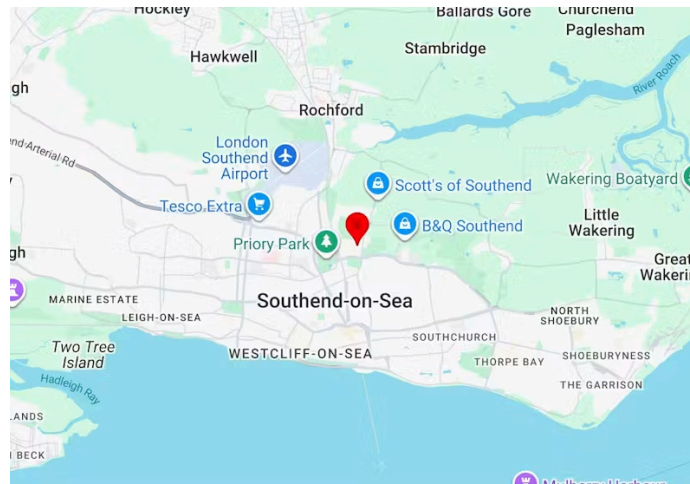
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### Offices

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### Description

A ground floor industrial unit benefiting from WC and shower facilities, three phase power and 3 allocated parking spaces. The current tenant is due to vacate in August, with a new roof scheduled for installation in September ready for move in October. The existing office accommodation will be removed, providing the unit in shell condition. A new EPC will be commissioned once the new roof has been fitted.

### Location

This unit occupies a prominent position on Stock Road within the well established Temple Farm Industrial Estate. The estate offers great connectivity, with direct access to the A127, providing convenient locations to the M25, London and the wider Essex road network. Southend city centre, London Southend Airport and Southend Airport train station are all within a short drive.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Industrial	1,159	107.67	Available

### Terms

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

### Rent

£15,000 per annum exclusive

### Viewings

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