



**Ayers & Cruiks**  
COMMERCIAL

## To Let

2,329 sq ft

**52 Vanguard Way,  
Shoeburyness, Southend-  
on-Sea, SS3 9QY**

Industrial unit on Vanguard Way, Shoeburyness: open-plan with 5.5m eaves, offices, WC, roller shutter, secure yard, good A127/A13 links.

- Industrial Unit To Let
- Open-plan unit with 5.5m maximum eaves height
- First-floor office and/or storage accommodation
- Roller shutter loading door and WC facilities
- Secure palisade-fenced yard

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



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Southend-on-Sea, SS3 9QY

## Summary

- Rent: £20,000 per annum
- Business rates: £8,607.75 per annum From April 1st 2026
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (59)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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## Offices

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## Description

The property comprises an open-plan industrial unit with a maximum eave height of 5.5 m. In addition, the property offers a first-floor office and/or storage accommodation, WC facilities, a roller shutter loading door, and a secure palisade-fenced yard.

## Location

Industrial unit fronting Vanguard Way, situated at the centre of the Vanguard Way Industrial Estate. Shoeburyness is approximately 3 miles to the east of Southend-On-Sea with road links to the A127 and A13.

## Accommodation

Description	sq ft	sq m
Warehouse	1,981	184.04
First Floor	348	32.33
<b>Total</b>	<b>2,329</b>	<b>216.37</b>



## Terms

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

## Price

£20,000 Per Annum Plus VAT If Applicable

## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks