



Ayers & Cruiks
COMMERCIAL

To Let
301 sq ft

**82 Fairfax Drive, Wetscliff-
On-Sea, SS0 9AF**

Workshop space benefiting
from power and light, WC
facilities and parking for 2/3
cars.

- Workshop with first floor storage
- Power and light
- WC facilities
- Suitable for a variety of uses
- New lease available
- Rent only £6,000 per annum

www.ayerscruiks.co.uk



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SS0 9AF

Summary

- Rent: £6,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

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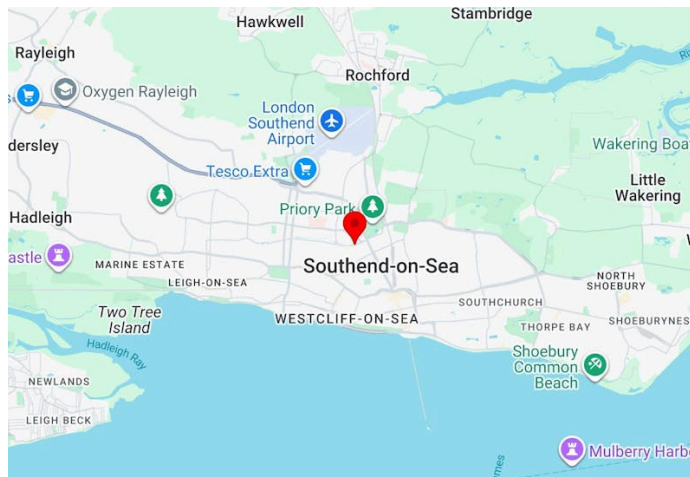
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Key Points

- Workshop with first floor storage
- Power and light
- WC facilities
- Suitable for a variety of uses
- New lease available
- Rent only £6,000 per annum

Description

Well-presented workshop offering storage, power and lighting, and a toilet facility. The premises is suitable for a variety of uses, and there is parking available for 2-3 cars, ensuring convenient access.

Location

The workshop is situated to the rear of Bel-Air in Westcliff-on-Sea, in a convenient and accessible position close to local amenities and major transport routes. The property benefits from good road connections to the A13 and A127, providing easy access to Southend and surrounding areas.

Westcliff train station is only a 5-10 minute walk away, offering great transport links.

Accommodation

Building Type	sq ft	sq m	Availability
Workshops	301	27.96	Available

Rent

£6,000 per annum exclusive

Viewings

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