

To Let

6,636 to 27,339 sq ft

**Unit 17 & 18 Progress
Business Park, 55 Progress
Road, Leigh-On-Sea, SS9
5PR**

Industrial unit available as either whole or split with large secure yard and mezzanine office space in each.

- Excellent road connections to A127
- Large secure yard
- New lease available
- Units from 6,637 SQ.FT
- Rent from £55,000 per annum



Unit 17 & 18 Progress Business Park, 55 Progress Road, Leigh-On-Sea, SS9 5PR

Summary

- Rent: £55,000 - £99,999 per annum
- Business rates: £48,007.50 per annum Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (54)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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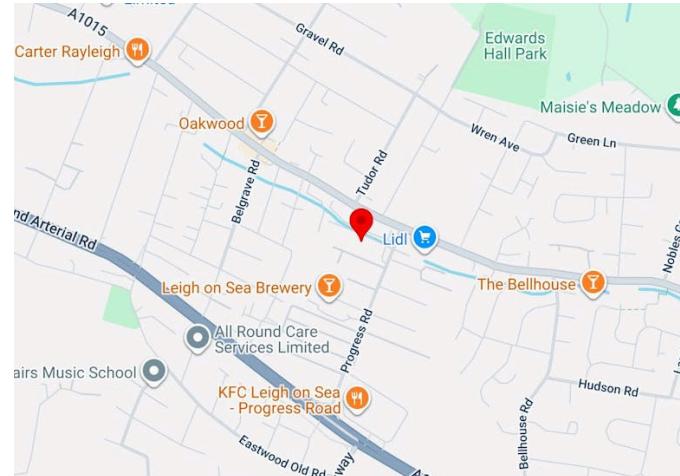
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Description

This substantial industrial unit offers a versatile and functional space suitable for a wide range of commercial and industrial uses. The property is available in three distinct configurations, providing flexibility to suit various operational requirements.

Whole site - 27,490 sqft £100,000 per annum (exclusive)
Includes 9,794 sqft warehouse, mezzanines of 1,695 sqft, mezz office space 2001 sqft and a 14,000 sq ft yard.

Unit 18 - 6,703 sq ft £55,000 per annum (exclusive)
Comprises ground floor 4852 sqft and 2001 sqft of mezzanine office space.

Unit 17 - 6,637 sqft £55,000 per annum (exclusive)
Includes 4,942 sqft warehouse and 1,695 sqft of mezzanine storage.

Flexible configurations available. Enquire now to arrange a viewing.

Location

Situated near the junction of Progress Road and Rayleigh Road, this property enjoys a prime location approximately 4 miles from Southend-on-Sea and 10 miles from Basildon.



The area offers excellent connectivity via the nearby A127, providing direct links to the A13, A130, A12, and M25 — ideal for regional and national distribution.

Accommodation

Description	sq ft	sq m	Rent	Availability
Unit 17	6,636	616.50	£55,000 /annum	Available
Unit 18	6,703	622.73	£55,000 /annum	Available
Unit 17 & 18	27,339	2,539.88	£99,999 /annum	Available

Viewings

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

Terms

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

Rent

From £55,000 per annum exclusive

