



Ayers & Cruiks
COMMERCIAL

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

www.ayerscruiks.co.uk



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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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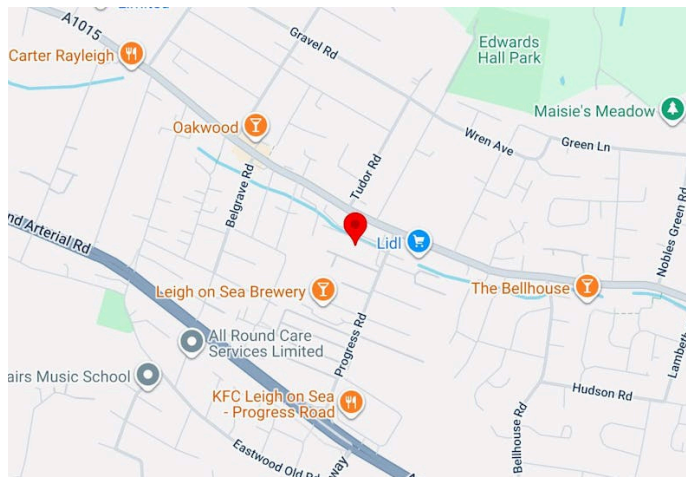
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Description

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.

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Jan 2026.



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



