



Ayers & Cruiks
COMMERCIAL

39 Vanguard Way, Shoeburyness, SS3 9QY
To Let | 1,600 to 3,140 sq ft

Located on an established industrial estate, benefitting from palisade fencing and its own WC and kitchenette.

**39 Vanguard Way, Shoeburyness,
SS3 9QY**

Summary

- Rent: £6,000 - £11,775 per annum The premises is available to let upon a new full repairing and insuring lease for a term to be agreed
- Business rates: Interested parties are advised to contact Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

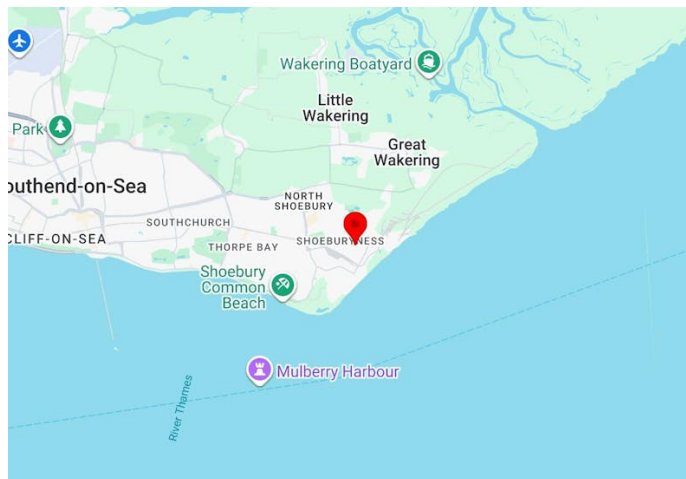
Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555

www.ayerscruiks.co.uk



Key Points

- Established Industrial Estate
- Palisade Fencing
- Ideal For Storage
- New Lease Available
- Rent From £11,000 Per Annum

Description

The yard benefits from palisade fencing and its own W.C. and kitchenette.

Location

The yard is situated on the well-established Vanguards Industrial Estate in Shoeburyness approx. 3 miles east of Southend on Sea and within easy access of the A13 & A127.



Shoebury Train Station is also a short distance away.

Accommodation

Description	sq ft	sq m
Lot 2	3,140	291.72
Lot 7	1,600	148.64
Lot 9	1,600	148.64
Lot 6	2,023	187.94

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

£11,000 per annum exclusive