Ayers & Cruiks
COMMERCIAL

To Let
15,216 sq ft

Jindal House, 35 Progress Road, Leigh-on-Sea, SS9 5PR

Large open warehouse with an adjacent warehouse with a concrete first-floor area of approximately 25 parking spaces

- Principal warehouse of approximately 8,661 sq ft
- Additional interconnecting warehouse accommodation of approximately 3,621 sq ft
- Maximum eaves height of approximately 8.6m
- Three-phase electricity
- Ideal Trade Counter or Retail/Leisure opportunity (STP)

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Summary

- Rent: £167,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (91)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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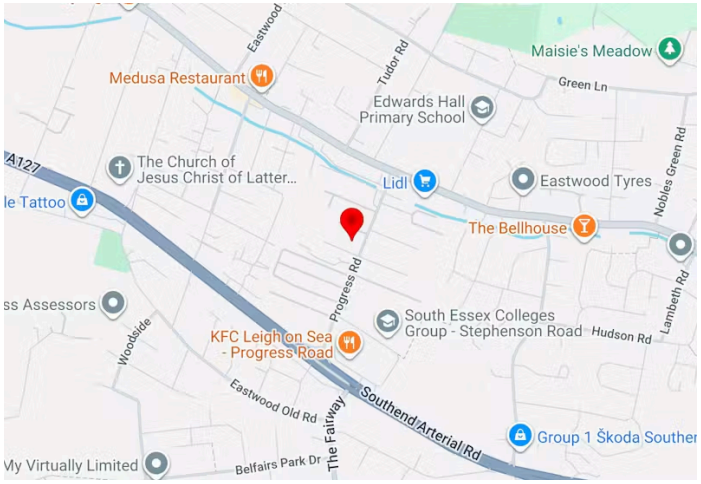
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Description

The premises comprise a principal warehouse with interconnecting warehouse sections and ancillary offices. The accommodation benefits from a maximum eaves height of approximately 8.6 metres, front and rear roller shutter access, three-phase electricity and staff facilities. The adjacent warehouse has a concrete first-floor part of the unit with office space and part of the ground floor with open-plan warehouse space and additional first-floor offices (which could be removed to provide further storage space if required subject to terms).

Externally, the property benefits from parking for more than 25 vehicles, with additional rear hardstanding potentially available by separate negotiation.

Location

The property is situated within an established industrial and trade-counter area, with nearby occupiers including Screwfix, Toolstation, Safestore and Crown Decorating Centre.

The A127 provides road connections towards Southend, Basildon and the M25. The A130 and A13 are also accessible

Viewings

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

Terms

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

Rent

£167,000 Per Annum Exclusive

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Accommodation

Name	Building Type	sq ft	sq m
Ground - Warehouse	Warehouse	8,661	804.63
Ground - Warehouse A	Warehouse	1,744	162.02
Ground - Warehouse B	Warehouse	445	41.34
Ground - Warehouse C	Warehouse	1,432	133.04
Ground	Office	2,934	272.58
Total		**15,216**	**1,413.61**