

To Let
5,000 to 54,886 sq ft

**Welton Way, Purdeys
Industrial Estate,
Rochford, SS4 1LA**

Various sized yards each with its own secure fence/gates and benefits from water and electricity.

- Various Sized Yards
- Water & Electricity Connections
- Easy Access To The A127
- Close Proximity To Southend & Rochford Town Centre
- Rent From £17,500 - £137,250 Per Annum Exclusive



Welton Way, Purdeys Industrial Estate, Rochford, SS4 1LA

Summary

- Rent: £17,500 - £137,250 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

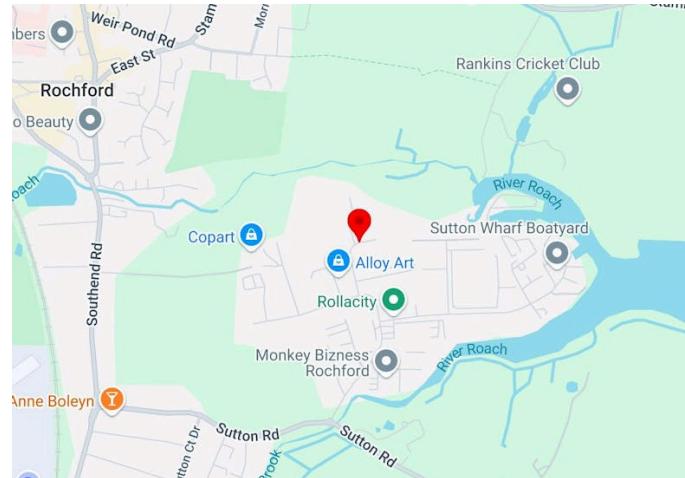
- [View details on our website](#)

Contact & Viewings

| | |
|---|---|
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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 |
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Description

The yard is laid with type 1 and offers versatile space from 5,000 SQ.FT. to 1.26 Acres. Each yard will have its own secure fence and gates and will benefit from water and electricity connections.

SITE LICENCES:

- The site has got full planning permission to operate as a scrapyard, and as construction demolition waste (Waste Transfer).
- A scrap metal licence from Rochford District Council.
- A full environment waste permit which is also ATF (Approved Treatment Facility).
- The site can hold and process all hazardous materials, and this also includes WEE (Waste Electronics Equipment) with the site infrastructure being fully compliant.
- The waste permit is a bespoke permit.
- The list of items that can be processed or recycled, treated or disposed of in the permit can be verified by the Environmental Agency.
- Operator's licence with operating centre, for various companies that also hold Waste Carrier Licences.

Location

Situated on Purdeys Industrial Estate, this yard is conveniently located just 1 mile West of

Southend Airport. Southend Town Centre is 3 miles away, and Rochford Town Centre is only 1 mile away.

Accommodation

| Description | sq ft | sq m | Rent |
|-------------|--------|----------|-----------------|
| LOT 1 | 5,000 | 464.52 | £17,500 /annum |
| LOT 2 | 10,000 | 929.03 | £32,500 /annum |
| LOT 3 | 20,000 | 1,858.06 | £60,000 /annum |
| LOT 4 | 30,000 | 2,787.09 | £82,500 /annum |
| LOT 5 | 54,886 | 5,099.08 | £137,250 /annum |

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

From £17,500 - £137,250 Per Annum Exclusive.