

**To Let** 1,130 sq ft

7 Brookside Centre, Temple Farm Industrial Estate, Southend-On-Sea, SS2 5RR

Industrial unit with secure access and parking to the front located on an established industrial estate.

- Established industrial estate
- Roller shutter
- Parking to front
- New lease available
- Rent £14,000 per annum exclusive





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# Summary

- Rent: £14,000 per annum
- Business rates: £5,114.75 per annum 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: C (62)
- · Lease: New Lease

#### Further information

• View details on our website

# **Contact & Viewings**

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B&M Store 

Ave Southend by IHG 

McDonald's

Scott's of Southend 

Warners Bridge Pa PGR Builders & A Southend On-Sea Timber Merchants

Oakengrange Dr Manning Bridge Pa PGR Builders & A Southend-on-Sea TEMPLE FARM INDUSTRIAL ESTATE Chandlers Way

Ekco Social and Sports Club Association

Ave Southend by IHG 

Scott's of Southend 

A Howdens - Southend-on-Sea TEMPLE FARM INDUSTRIAL ESTATE Chandlers Way

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# Description

The property features a portal frame construction, and entry is facilitated through a roller shutter and pedestrian entrance door. There is parking to the front of the unit.

### Location

Situated within Brookside Centre, this mid-terrace industrial unit occupies a prime spot within Temple Farm Industrial Estate. Benefiting from easy access to the Al27 and close proximity to Southend Airport, the estate enjoys convenient road accessibility.

# Accommodation

Floor/Unit	Building Type	sq ft sq m	Availability
Unit	Industrial	1,130 104.98	Available



#### **Terms**

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

#### Rent

£14,000 per annum exclusive

# Viewingss

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

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