



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**1,130 sq ft**

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

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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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[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



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

### 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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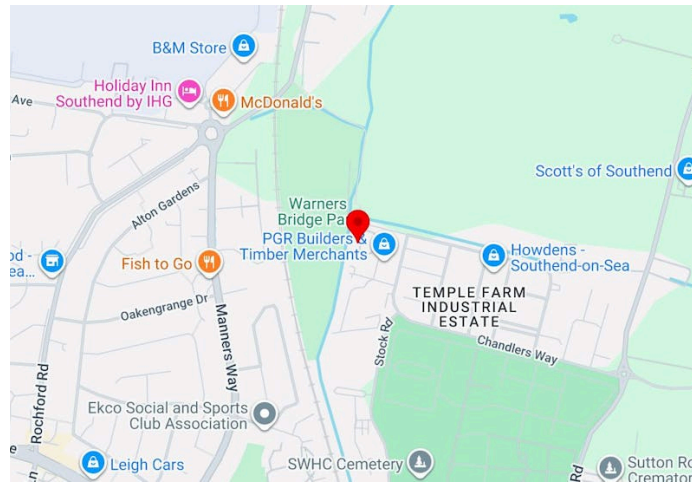
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### Description

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 A127 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

### Viewings

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



