



Ayers & Cruiks
COMMERCIAL

To Let

1,782 sq ft

**Unit 3 Parkside Centre,
Temple Farm Industrial
Estate, Southend-On-Sea,
SS2 5SJ**

Industrial unit situated in a popular estate with a roller shutter door and parking.

- Roller shutter door
- Parking to the front
- Minimum eaves height of 5.2m
- Easy access to London Road
- New lease available
- Only £17,500 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £17,500 per annum
- Business rates: £9,855.25 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: D (82)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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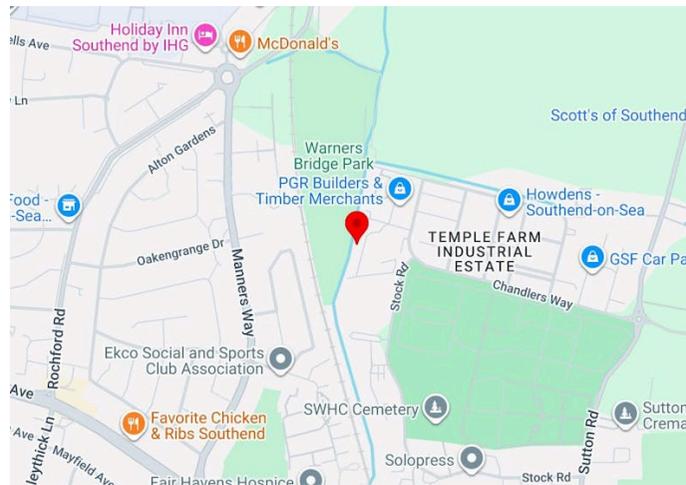
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Description

This light industrial unit benefits from a roller shutter door and has a minimum eaves height of 5.2m, rising to 6.2m. There is parking to the front of the property and a mezzanine level, ideal for office use or storage.

Location

This light industrial unit is situated on a popular sought after industrial estate in Southend. Temple Farm is located to the north of Southend Town Centre, a short distance from the A127.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Industrial	1,280	118.92	Available
Mezzanine	Office	502	46.64	Available



Viewings

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

Terms

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

Rent

£17,500 per annum exclusive