

**To Let** 860 sq ft

# Scotts Hall Barns, Scotts Hall Road, Canewdon, SS4 3RE

Light industrial units with communal parking, loading area and electric roller shutter

- Light Industrial Units
- Recently Developed
- Electric Roller Shutter
- Communal Parking & Loading Area
- New Lease Available
- £9,460 Per Annum Exclusive





## Scotts Hall Barns, Scotts Hall Road, Canewdon, SS4 3RE

## Summary

- Rent: £9,460 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366
- VAT: To be confirmed
- 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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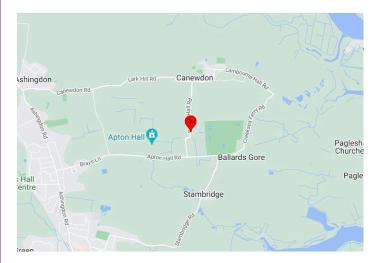
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#### Offices

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



## Description

These industrial units can be taken individually or as a pair and are suitable for storage or light industrial uses complementary to a rural farm setting. There are loading areas and communal parking also available.

## Location

These units are situated midway along Scotts Hall Road adjacent to Scotts Hall Farm. The units are in a lovely rural location yet within a 15-minute drive of the A127 and A130. Rochford main line railway station. is within 2 miles.

## Accommodation

| Description | sq ft sq m | Rent          | Availability |
|-------------|------------|---------------|--------------|
| Unit 1      | 860 79.90  | £9,460 /annum | Available    |
| Unit 4      | 860 79.90  | £9,460 /annum | Available    |
| Unit 5      | 562 52.21  | £7,306 /annum | Let          |



#### **Terms**

The units are to let on new full repairing & insuring leases. The leases will exclude the Security of Tenure provisions of the Landlord & Tenant act.

## Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

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