



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
860 sq ft

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

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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

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



## 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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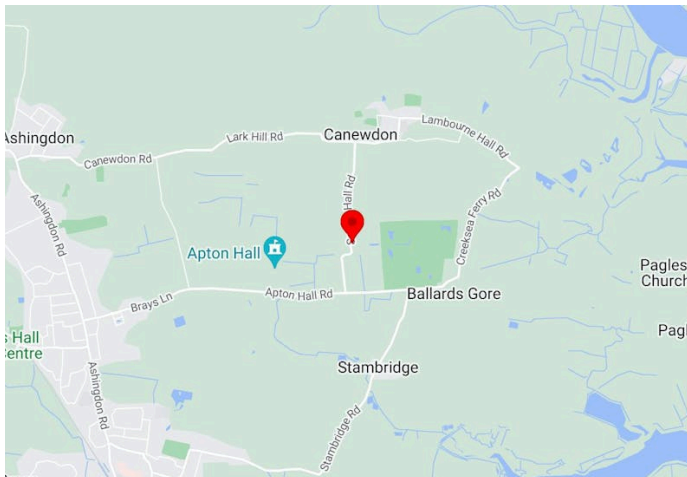
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### Offices

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CM2 6JY  
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### 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