



The Morgan Academy
Of Performing Arts



Ayers & Cruiks
COMMERCIAL

Unit 9 Purdeys Way, Rochford, SS4 1ND
To Let | 15,193 sq ft

Ground-floor warehouse with 2 roller shutters, open-plan layout, parking for 18, WCs & offices/break areas.

Unit 9 Purdeys Way, Rochford, SS4 1ND

Summary

- Rent: Rent on application
- Business rates: The rateable value is yet to be assessed for this property. Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (63)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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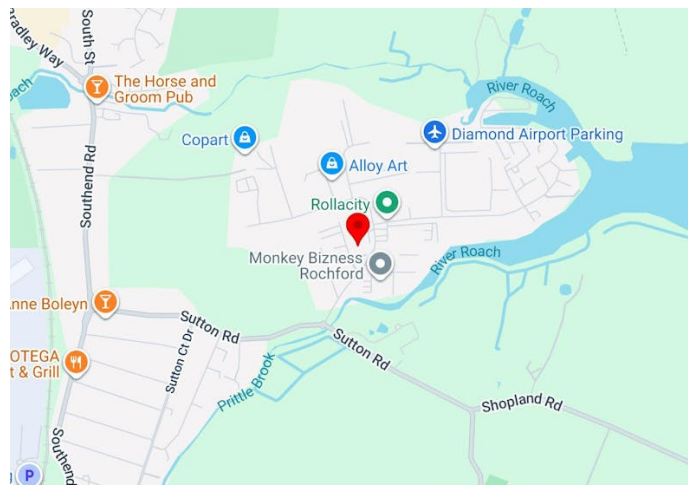
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Key Points

- Large Ground Floor Warehouse
- 18 Allocated Parking Spaces
- Suitable For A Variety Of Uses
- W.C.Facilities
- Rent On Application

Description

Spacious and versatile ground-floor warehouse, ideal for a wide range of commercial, industrial, or storage uses. The property features a large open-plan layout, providing ample space for operations such as warehousing, light manufacturing, logistics, or trade counter activities. With two full-sized roller shutter doors, the unit offers excellent access for loading and unloading.

Location

The property is situated on Purdeys Industrial Estate is located on the outskirts of Rochford, to the North of Southend-On-Sea, with convenient access to both towns. Situated on the periphery of Southend and Rochford, the estate is accessed via Sutton Road, a key link between the two towns. The estate has excellent transport connectivity, with the A127 accessible within a 10-minute drive.

Externally, there is dedicated parking for up to 18 vehicles, ensuring ample space for staff, clients, or service vehicles. The property also includes well-maintained toilet facilities for staff convenience, with the potential to add office or break areas if needed.

Sutton Road runs adjacent to Southend Airport, which serves both passenger and freight services to continental Europe. Additionally, Rochford benefits from a mainline railway station offering direct services to London Liverpool Street, with a journey time of approximately 50 minutes. Another train station is located at Southend Airport, further improving travel options in the area.

Accommodation

Description	sq ft	sq m	Availability
Unit 9	15,193	1,411.48	Available

Viewings

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

Terms

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