



Ayers & Cruiks
COMMERCIAL

To Let
4,244 sq ft

**Unit 8, Brookside,
Southend-on-Sea, SS2 5RR**

Well presented industrial unit
on Brookside Centre, Temple
farm Industrial Estate.
Featuring large warehouse and
offices on mezzanine.

- Ground floor warehouse extending to 2,491 sq.ft
- High-quality first floor offices, meeting room and staff facilities
- Large roller shutter loading door plus separate pedestrian entrance
- Secure gated estate with electronic access control outside business hours
- Excellent access to the A127 and M25 motorway network via Temple Farm Industrial Estate
- Rent £40,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £40,000 per annum
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (89)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

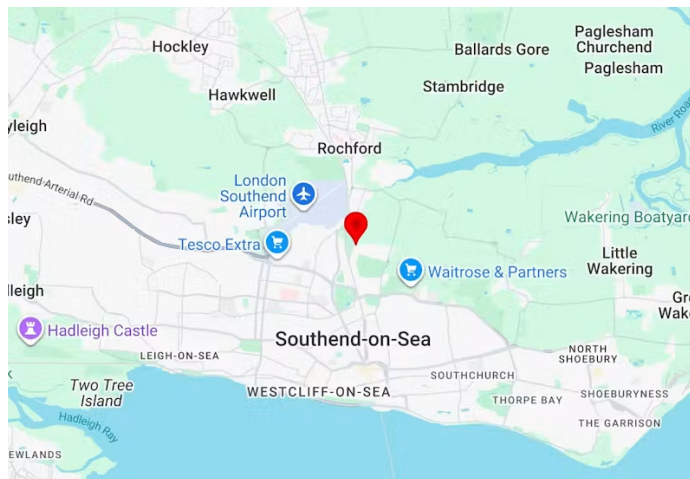
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

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

A well-presented industrial unit comprising a ground floor warehouse with high-quality first floor office accommodation. The warehouse extends to approximately 2,491 sq.ft and benefits from a large roller shutter loading door, together with a separate pedestrian entrance.

The first floor mezzanine provides extensive office accommodation, including a meeting room, staff break area and W/C facilities. The offices have been finished to a high standard throughout and benefit from air conditioning, providing a comfortable and professional working environment.

The property is suitable for a variety of industrial, warehouse, storage, trade counter and business uses, subject to any necessary consents.

Please note: Certain marketing photographs have been digitally enhanced using AI technology to remove occupier possessions and general clutter, as the property is currently in active use. Original, unedited photographs are available upon request.



Location

The property is situated on the popular Brookside Centre, within the well-established Temple Farm Industrial Estate, one of Southend's principal industrial and business locations. The estate benefits from excellent road communications, with convenient access to the A127, providing direct links to the M25 and the wider national motorway network. Brookside Centre is a well-maintained and secure development, benefitting from gated access outside business hours, and is home to a range of established trade, industrial and commercial occupiers.

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

£40,000 per annum exclusive

Accommodation

Floor/Unit	Description	Size	sq ft	sq m
Ground	Warehouse	2,491 sq ft	2,491	231.42
Mezzanine	Office	1,753 sq ft	1,753	162.86

