



Ayers & Cruiks
COMMERCIAL

To Let

1,148 sq ft

**17 The Vanguard,
Vanguard Way, Southend-
on-Sea, SS3 9QJ**

Well-positioned 1,148 sq ft industrial unit with excellent loading, high eaves, 3-phase power and flexible warehouse space.

- Approx. 1,148 sq ft industrial unit
- Predominantly open-plan warehouse accommodation
- 3.5m x 3.5m roller shutter door
- Generous eaves height up to 5.39m
- Three-phase electricity supply
- New lease available
- Rent only £12,000 per annum

www.ayerscruiks.co.uk





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Southend-on-Sea, SS3 9QJ

Summary

- Rent: £12,000 per annum
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (49)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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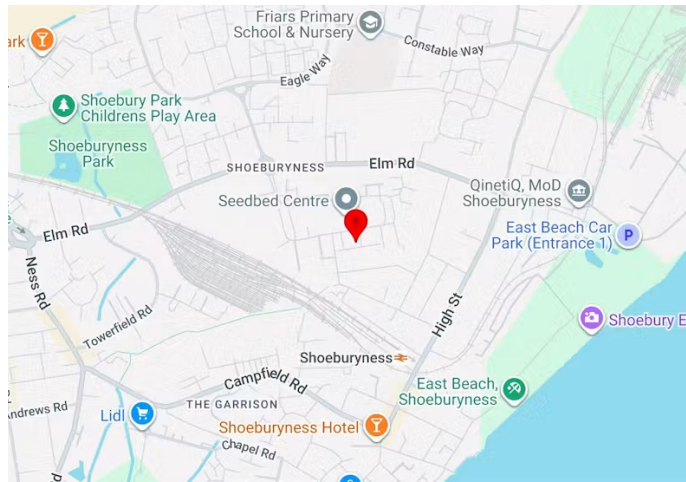
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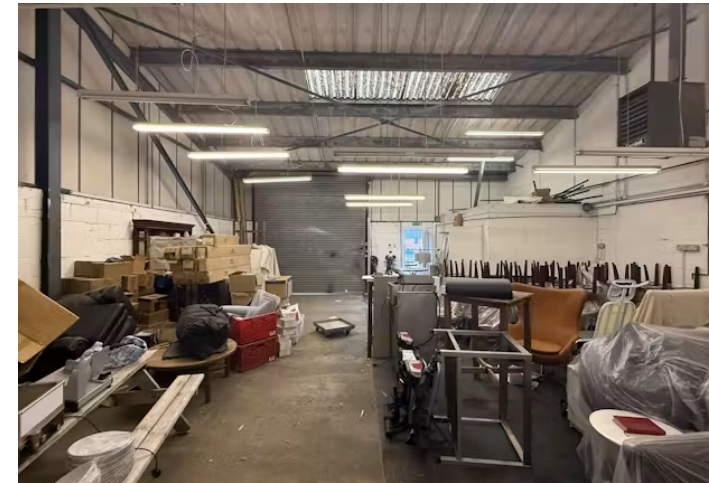
Description

A versatile 1,148 sq ft industrial unit located on a well-established estate, offering predominantly open warehouse accommodation alongside a small kitchenette and two W.C.s.

The property benefits from excellent loading access via a 3.5m x 3.5m roller shutter door, generous eaves heights of up to 5.39m, and a three-phase electricity supply. The unit would suit a variety of industrial, storage and workshop occupiers, subject to the necessary consents.

Location

The property is situated on the well-established Vanguards Industrial Estate in Shoeburyness, approximately 3 miles east of Southend-on-Sea. The estate benefits from good road connections, providing convenient access to both the A13 and A127, which connect with the wider South Essex road network.



Shoeburyness Railway Station is also within close proximity, providing regular rail services towards Southend and London, making the location accessible for both staff and customers.

Viewings

Viewings strictly by prior appointment with the landlords appointed agent Ayers & Cruiks

Terms

Available upon a new full repairing and insuring lease for a term to be agreed.

Rent

£12,000 per annum

Accommodation

Floor/Unit	Size	sq ft	sq m
Unit	1,148 sq ft	1,148	106.65
Total		1,148	106.65