



Ayers & Cruiks
COMMERCIAL

To Let

1,684 to 12,212 sq ft

34 Towerfield Road, Shoeburyness, Southend- on-Sea, SS3 9QT

Large industrial unit with ground and first floor offices and parking to the front on a popular industrial estate in Shoebury.

- Prominent industrial unit
- Ample car parking to the front
- Secure yard area
- Ground and first floor office space
- New lease available
- £75,000 per annum exclusive





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Summary

- Rent: £75,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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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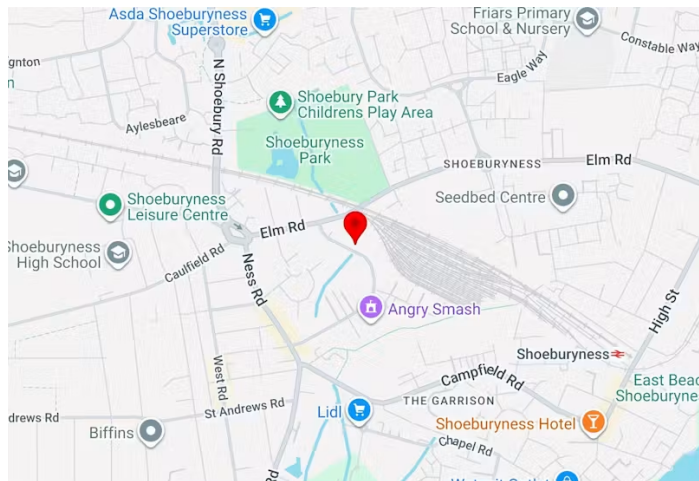
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Description

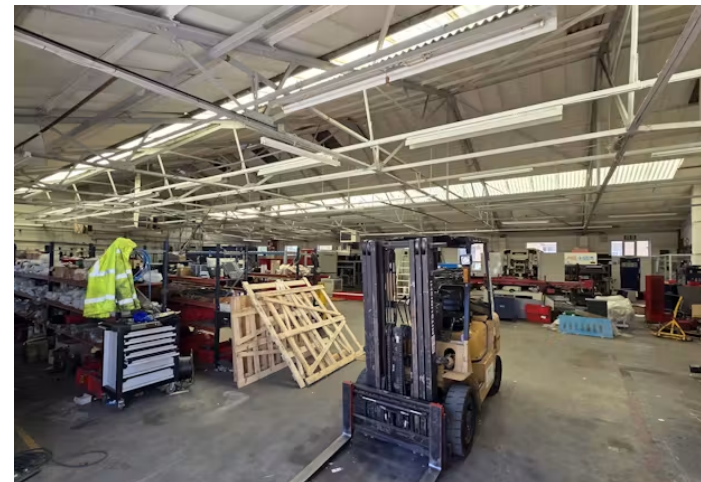
The property comprises open plan industrial space with ground and first floor offices to the front. Further benefits include ample parking, secure yard area and male and female WC facilities.

Location

The property is situated at the centre of Towerfield Road within the established Towerfield Industrial Estate. The location provides convenient access to the A13, Southend city centre and the wider Essex road network.

Accommodation

Description	sq ft	sq m
Industrial Area	10,528	978.08
Ground and First Floor Offices	1,684	156.45
Total	12,212	1,134.53



Terms

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

Rent

£75,000 per annum exclusive

Viewings

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

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