



Ayers & Cruiks
COMMERCIAL

To Let
2,052 sq ft

**Unit 16, Brookside,
Southend-on-Sea, SS2 5RR**

Industrial unit arranged over ground and first floors situated on Temple Farm Industrial Estate.

- Established industrial estate
- Roller shutter door
- Allocated parking and forecourt
- New lease available
- £20,000 per annum exclusive

www.ayerscruiks.co.uk



Unit 16, Brookside, Southend-on-Sea, SS2 5RR

Summary

- Rent: £20,000 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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Description

Industrial unit arranged over two floors benefitting from a roller shutter door (3.2m x 2.7m) and separate pedestrian access, WC and kitchenette facilities, office/storage space and a forecourt area for parking.

Location

This unit is located on the sought after Temple Farm Industrial Estate just two miles north of Southend city centre. It offers convenient access to Southend and its surrounding areas with London easily reachable via the A127 or A13, both of which connects to the M25 and the wider national motorway network.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	1,108	102.94
1st	Industrial	944	87.70
Total		2,052	190.64



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

£20,000 per annum exclusive



