



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

1,212 sq ft

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**Unit 12 Brookside,  
Southend-on-Sea, SS2 5RR**

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Industrial unit with ground floor and mezzanine office with WC facilities, kitchen and parking to the front.

- Established industrial estate
- Roller shutter door
- Parking to the front
- New lease available
- Only £12,000 per annum



## Unit 12 Brookside, Southend-on-Sea, SS2 5RR

### Summary

- Rent: £12,000 per annum
- Business rates: £4,441.10 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (91)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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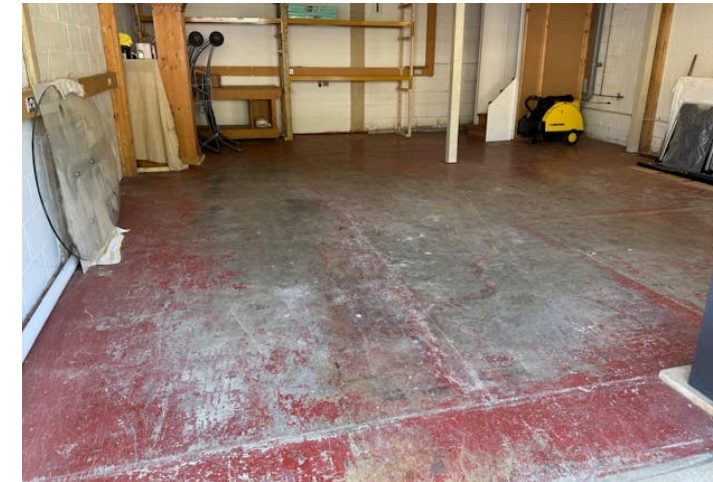
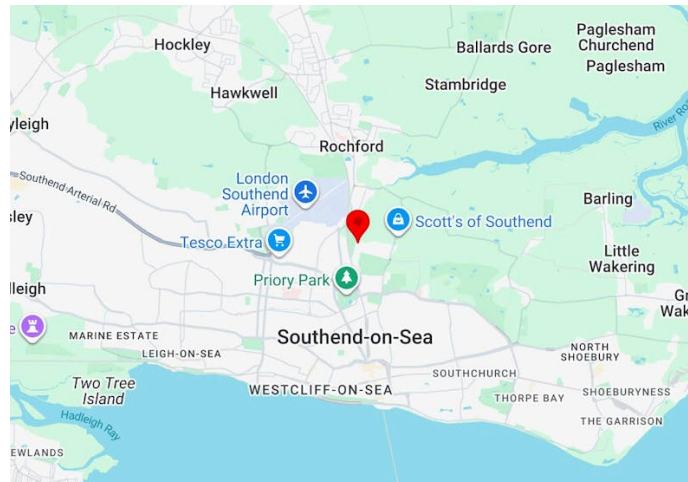
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### Offices

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### Description

Industrial unit with ground floor warehouse space and a mezzanine level benefitting from a well fitted office, a WC and kitchen. It features a wood burner, LED lighting, roller shutter door and parking to the front of the unit. The estate also benefits from electric gates to the entrance.

### Location

Situated within the Brookside Centre, this mid-terrace industrial unit occupies a prime spot within Temple Farm Industrial Estate. Benefiting from easy access to the A127 and close proximity to Southend Airport, the estate enjoys convenient road accessibility.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	735	68.28
Mezzanine	Industrial	477	44.31
<b>Total</b>		<b>1,212</b>	<b>112.59</b>

### Terms

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

### Rent

£12,000 per annum exclusive

### Viewings

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



