



Ayers & Cruiks
COMMERCIAL

To Let

1,379 sq ft

**28 Farriers Way, Temple
Farm Industrial Estate,
Southend-on-Sea, SS2 5RY**

1,379 sq ft industrial unit,
formerly a bathroom
showroom, with mezzanine,
roller shutter and forecourt
parking.

- Industrial unit to let
- Temple farm industrial estate
- Forecourt parking and roller shutter
- Established estate with well known operators nearby
- New lease available
- Rent only £16,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £16,000 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

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Description

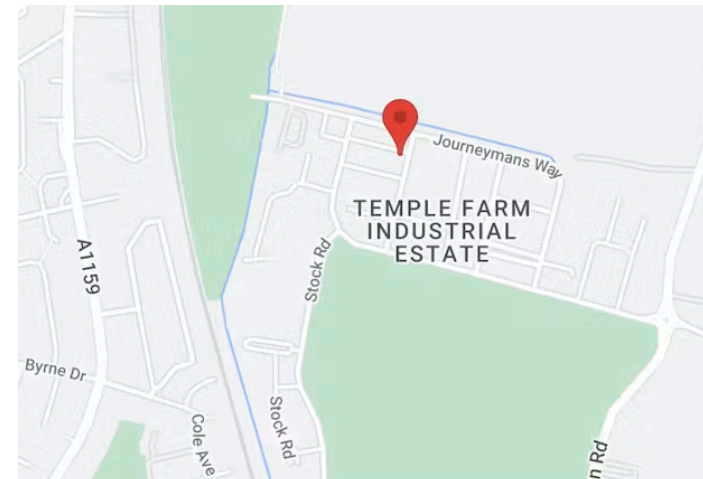
An industrial unit providing approximately 806 sq ft of ground-floor accommodation, together with a 573 sq ft mezzanine, giving a total area of approximately 1,379 sq ft. The property has accommodated a range of businesses over the years, most recently being occupied as a bathroom showroom. The unit benefits from a roller shutter loading door and parking to the front.

Location

The property is situated on Farriers Way, Temple Farm Industrial Estate, an established and popular commercial and industrial location in Southend-on-Sea. The estate benefits from convenient access to Eastern Avenue (A1159), which provides onward connections to the A127 and A13, making it well positioned for access throughout South Essex and towards the M25.

Accommodation

Floor/Unit	Description	Size	sq ft	sq m
Ground	Warehouse	806 sq ft	806	74.88
Mezzanine	-	573 sq ft	573	53.23
Total			1,379	128.11



Viewings

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

Terms

To be let on a new Full Repairing and insuring lease for a term to be agreed.

Price

Rent only £16,000 per annum.