



Ayers & Cruiks
COMMERCIAL

For Sale
3,595 sq ft

**8 Stock Road, Southend-
on-Sea, SS2 5QF**

A rare opportunity to acquire a self-contained industrial/warehouse unit situated in an established commercial location.

- Industrial/Warehouse Unit Extending to Approx. 3,595 Sq Ft
- Self-Contained Site of Approx. 5,760 Sq Ft
- Generous External Loading & Storage Area
- Long Leasehold Interest Expiring 2067
- Ground Rent of £1,750 Per Annum
- Suitable for a Variety of Commercial Uses, STP
- Established Commercial Location
- Offers in Excess of £175,000

www.ayerscruiks.co.uk



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SS2 5QF

Summary

- Price: Offers in excess of £175,000
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (81)

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The property comprises a substantial industrial/warehouse unit extending to approximately 3,595 sq ft, occupying a self-contained site of approximately 5,760 sq ft. The unit offers versatile accommodation suitable for a variety of industrial, storage, trade counter, workshop or business uses, subject to any necessary consents.

The property benefits from a generous site area, providing operational space for loading, storage and circulation.

Location

The property is situated on Stock Road, Southend-on-Sea, within an established and popular industrial and commercial area approximately one mile north of Southend city centre.

Stock Road benefits from good road connections, with the A1159 Eastern Avenue approximately a quarter of a mile to the south, providing onward access to the A127 and the wider South Essex road network.

Prittlewell Railway Station is approximately 0.5 miles away, while London Southend Airport is around one mile from the property. Rail services are also available from Southend Victoria and Southend Central, providing connections into London.

Accommodation

Building Type	Size	sq ft	sq m
Warehouse	3,595 sq ft	3,595	333.99
Total		3,595	333.99

Viewings

Viewings strictly via landlords appointed agent Ayers & Cruiks

Terms

Long Leasehold interest available

Price

Offers in excess of £170,000