



Ayers & Cruiks
COMMERCIAL

To Let

6,276 sq ft

**18 Towerfield Road,
Shoeburyness, Southend-
on-Sea, SS3 9QE**

Ground floor warehouse with
first floor office space and a
secure yard.

- Industrial, office and yard space
- Three phase power and gas supply
- Available end of July 2026
- New lease available
- £46,999 per annum



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Summary

- Rent: £46,999 per annum
- Business rates: £19,086.75 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (100)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

Ground floor warehouse divided into four separate spaces each with a roller shutter door, plus first floor office space with a gross internal area of 6400 sq ft. Externally, it benefits from forecourt parking and an additional 1,172 sq ft of yard space. There is three phase power and gas supply with new fencing being erected at boundary of premises and security cameras being fitted.

Location

This industrial unit is situated on the established Towerfield Road Industrial Estate approximately 3 miles east of Southend-On-Sea and within easy access of the A13 and A127. Shoebury train station is located a short distance away.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	5,240	486.81
1st	Office	1,036	96.25

Rent

£46,999 per annum

Terms

The premises is available on a new lease for a term to be agreed. The landlord is ideally seeking a 5 year lease.

Viewings

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



