



Ayers & Cruiks
COMMERCIAL

To Let

1,596 sq ft

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

Ground floor warehouse and office space with mezzanine level situated on a sought after industrial estate.

- Established industrial estate
- Parking to the front
- New lease available
- £13,000 per annum exclusive

www.ayerscruiks.co.uk



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

Summary

- Rent: £13,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (77)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

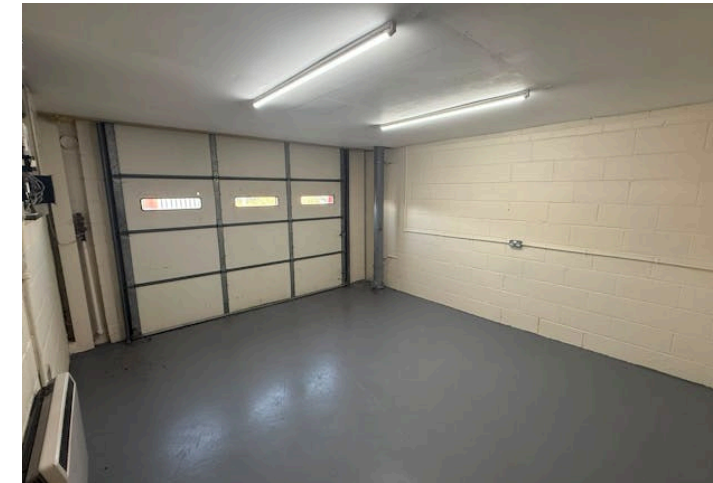
End of terrace industrial unit comprising of a ground floor warehouse and open plan mezzanine floor. It benefits from a roller shutter door and single door entry, three phase electric and male and female WCs. The main warehouse is split into several rooms with ground floor office and there is ample parking to the exterior.

Location

This unit is prominently situated on Temple Farm Industrial Estate, a popular commercial and industrial location. The estate benefits from excellent road connectivity, with convenient access to the A127 and A13. Southend city centre, London Southend Airport and the area's train services are all conveniently located nearby.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	776	72.09
Mezzanine	Industrial	820	76.18
Total		1,596	148.27



Terms

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

Rent

£13,000 per annum exclusive

Viewings

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

