



Ayers & Cruiks
COMMERCIAL

11a The Wheelwrights, Southend on sea, SS2 5RD

To Let | 5,630 sq ft

End terrace single storey unit in a popular industrial estate with roller shutter door and ample parking.

11a The Wheelwrights, Southend on sea, SS2 5RD

Summary

- Rent: £32,775 per annum Half Rent For The First Year Subject to 5 Year Term
- Business rates: £16,966 per annum Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (69)
- 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

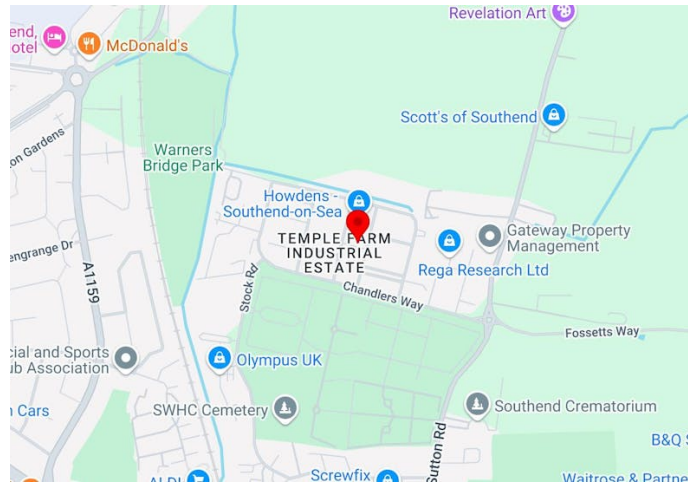
Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

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

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY

www.ayerscruiks.co.uk



Key Points

- Sought, after popular industrial estate
- Roller shutter access
- Max eaves height 7.80m
- New lease available
- £32,775 For the First Year Thereafter £65,550

Description

The end of terrace unit on Temple Farm industrial Estate provides a modern single storey industrial unit with ample parking.

Location

End of terrace industrial unit situated on Temple Farm Industrial Estate. The estate links with the A127/A13 trunk roads leading to the M25. Southend City is only a 10-minute drive away and benefits from two mainline railway links to central London.



Accommodation

Name	sq ft	sq m
Building	5,630	523.04

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

The premises are available to let upon a new full repairing and insuring lease for a term to be agreed upon. The landlord has reduced the rent to £32,775 for the first year; thereafter, it's £65,550. Subject to a 5-year lease.

Rent

£32,775 Per Annum Exclusive For the First Year