Ayers & Cruiks
COMMERCIAL

To Let
2,903 sq ft

14 Imperial Park, Towerfield Road, Southend-on-Sea, SS3 9QT

INDUSTRIAL UNIT TO LET – 2,903 SQ. FT. (270 SQ. M.)

- Established industrial estate
- First Floor Office
- Allocated parking
- New lease available
- £22,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £22,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (57)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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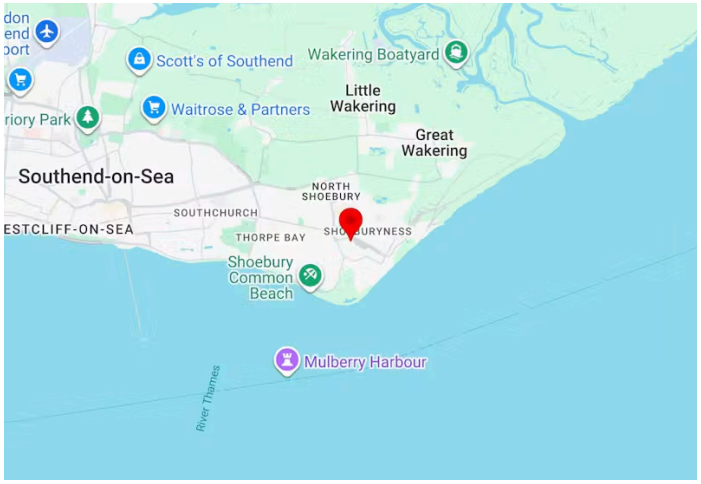
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Description

The property comprises a terraced industrial unit offering predominantly open-plan ground floor industrial accommodation, together with a purpose-built first floor office.

The unit benefits from a practical rectangular layout, roller shutter loading access, roof lights providing natural daylight and two allocated car parking spaces.

The premises offer versatile accommodation suitable for a range of industrial, warehouse, storage and distribution uses, subject to any necessary consents.

Location

The property is situated within the well-established Imperial Park Industrial Estate, accessed via Towerfield Road in Shoeburyness, to the east of Southend-on-Sea.

The estate is home to a range of commercial and industrial occupiers and benefits from good road connections to the A13 and A127, providing access to Southend-on-Sea, Basildon and the wider Essex area.

Shoeburyness railway station is located approximately 0.9 miles from the property, providing direct rail services to London.

Accommodation

Description	sq ft	sq m
Ground Floor	2,903	269.70
Total	**2,903**	**269.70**

Terms

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

Viewings

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

Rent

£22,000 per annum exclusive

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