



Ayers & Cruiks
COMMERCIAL

To Let

18,336 sq ft

**12 Purdeys Way, Rochford,
SS4 1NE**

Large industrial unit with a mezzanine situated on a popular industrial estate.

- Previously used as a food processing facility
- Rear roller shutter door
- Forecourt for parking
- New lease available
- £150,000 per annum



12 Purdeys Way, Rochford, SS4 1NE

Summary

- Rent: £150,000 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
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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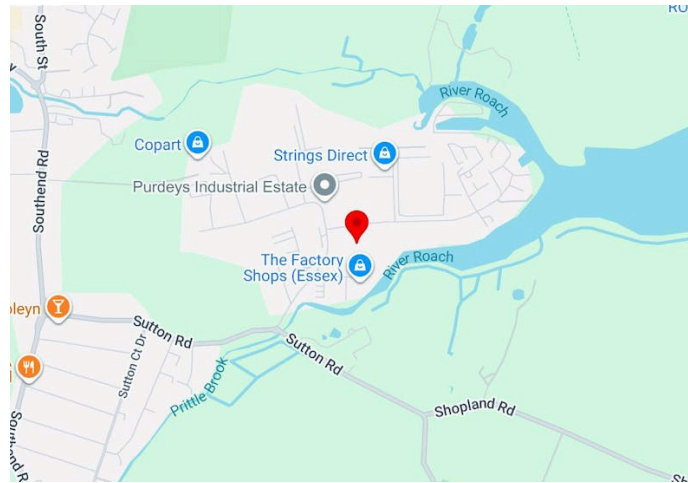
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Description

Modern industrial unit comprising of a ground floor plus mezzanine-level. The ground floor is arranged as a series of multiple rooms, suitable for a range of uses including offices, storage, or production areas and benefits from a roller shutter door. Above, the mezzanine provides open-plan warehouse space, complemented by office accommodation and WC facilities. Externally, the unit benefits from a rear yard area plus ample parking.

Location

This unit is located on the established Purdeys Industrial Estate in Rochford, providing excellent access to the A127, Southend Airport and the wider South Essex road network. Rochford town centre and train station are within easy reach, offering regular services to London Liverpool Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	9,294	863.44
Mezzanine	Industrial	9,042	840.03
Total		18,336	1,703.47

Terms

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

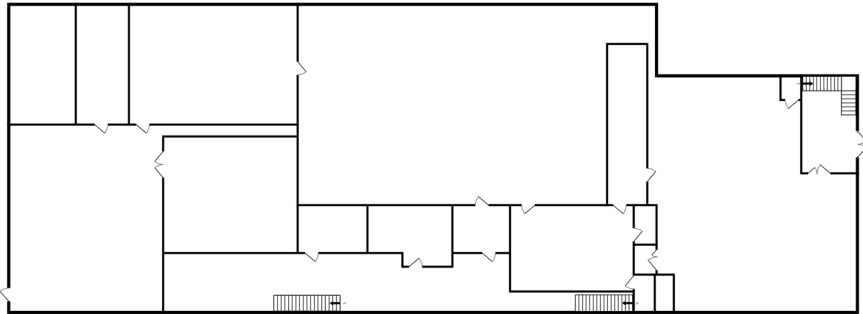
Rent

£150,000 per annum exclusive

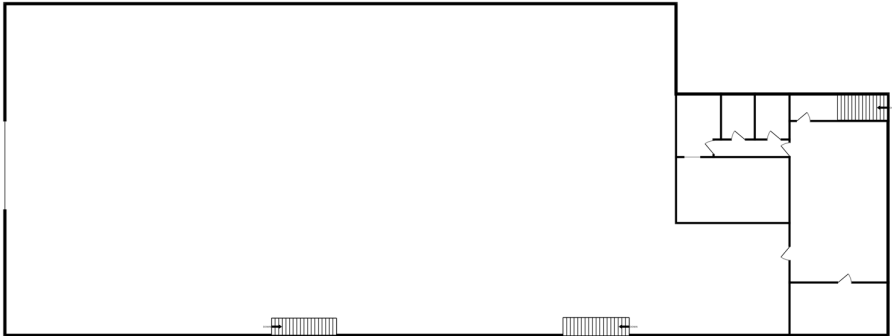
Viewings

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

GROUND FLOOR
9294 sq.ft. (863.4 sq.m.) approx.



1ST FLOOR
9042 sq.ft. (840.0 sq.m.) approx.



TOTAL FLOOR AREA : 18335 sq.ft. (1703.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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