Ayers & Cruiks
COMMERCIAL

# To Let

## 2,583 to 15,498 sq ft

## Eastwoodbury Lane, Southend-on-Sea, SS2 6UH

New development of 6 retail/industrial units in a prominent roadside location. Expressions of interest invited.

- New development of 6 industrial/retail units
- Located on busy road front
- Established commercial centres nearby
- Expressions of interest



www.ayerscruiks.co.uk

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# Eastwoodbury Lane, Southend-on-Sea, SS2 6UH

## Summary

- 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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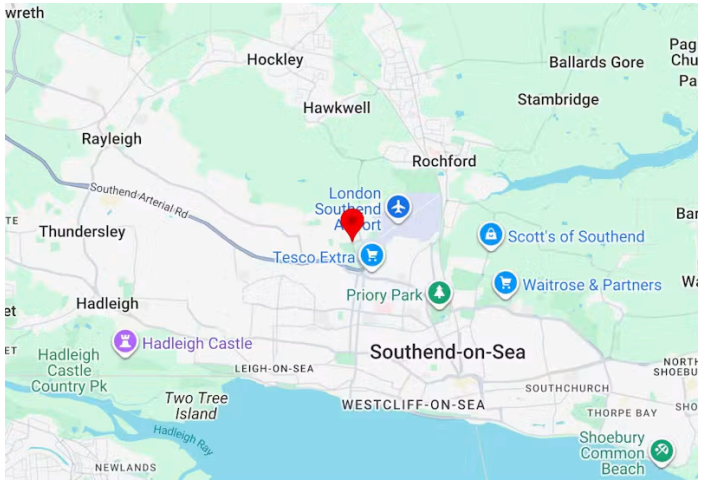
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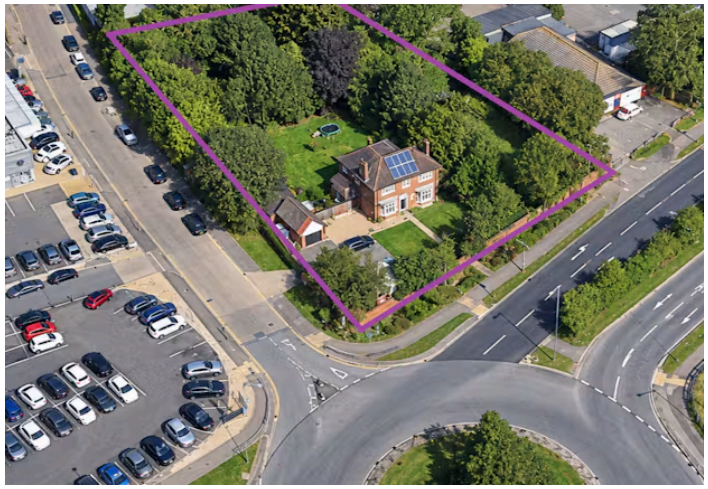

## Offices


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

New development of 6 industrial/retail units which will be available to let. Our client has instructed us to gather expressions of interest on these units. Each unit will be finished to a shell and core specification allowing potential occupiers a blank canvas to fit out to suit their business needs.

## Location

The location benefits from high volumes of passing traffic, particularly from the A127 via Nestuda Way, serving the surrounding industrial areas along Cherry Orchard Way and Aviation Way. The site is also well positioned to capture trade from the substantial surrounding residential catchment area.

Key operators in the area include Tesco Extra, David Lloyd Leisure and Group 1 Volkswagen.

Additionally, the location is within minutes of several major industrial estates and Southend Airport, providing a strong mix of commercial, commuter, and residential demand.

## Accommodation

| Description | sq ft | sq m | Availability |
|---|---|---|---|
| Unit 1 | 2,583 | 239.97 | Available |
| Unit 2 | 2,583 | 239.97 | Available |
| Unit 3 | 2,583 | 239.97 | Available |
| Unit 4 | 2,583 | 239.97 | Available |
| Unit 5 | 2,583 | 239.97 | Available |
| Unit 6 | 2,583 | 239.97 | Available |
| **Total** | **15,498** | **1,439.82** | |

## Terms

Expressions of interest requested.

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