



Ayers & Cruiks
COMMERCIAL

To Let
1,639 sq ft

**38 The Vintners, Temple
Farm Industrial Estate,
Southend-on-Sea, SS2 5RZ**

Prominent Temple Farm
Industrial Estate unit with
mezzanine office, parking, roller
shutter, alarm, and excellent
A127/A13 access.

- Ground floor commercial unit with mezzanine.
- Office, storage, WC and kitchenette.
- Front parking, electric roller shutter and alarm system.
- Prominent Temple Farm Industrial Estate location.
- Rent Only £16,000 Per Annum Exclusive

www.ayerscruiks.co.uk





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Summary

- Rent: £16,000 per annum
- Business rates: Interested parties are advised to contact Southend City Council 01702 215000
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

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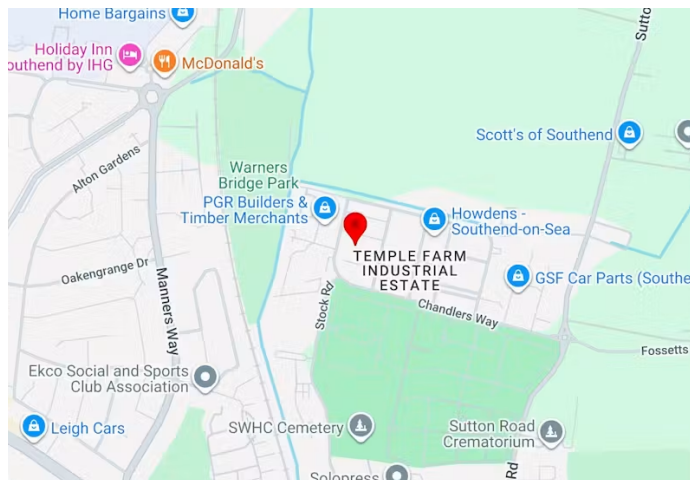
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Tel: 01245 202555



Description

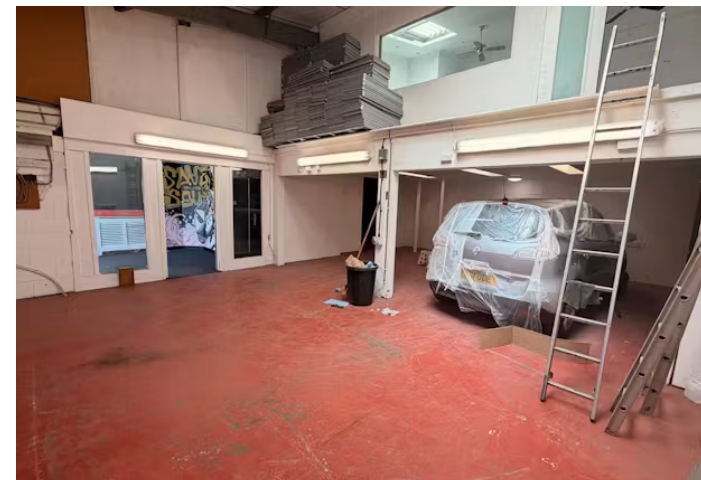
Ground floor commercial unit with a concrete floor and carpeted front reception area. The ground floor also includes a WC and kitchenette. The mezzanine comprises a large office and separate storage room and W.C. & kitchenette. The property also benefits from front parking, an electric roller shutter door, and an alarm system.

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

Description	sq ft	sq m
Ground Floor	1,034	96.06
Mezzanine	605	56.21
Total	1,639	152.27



Terms

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

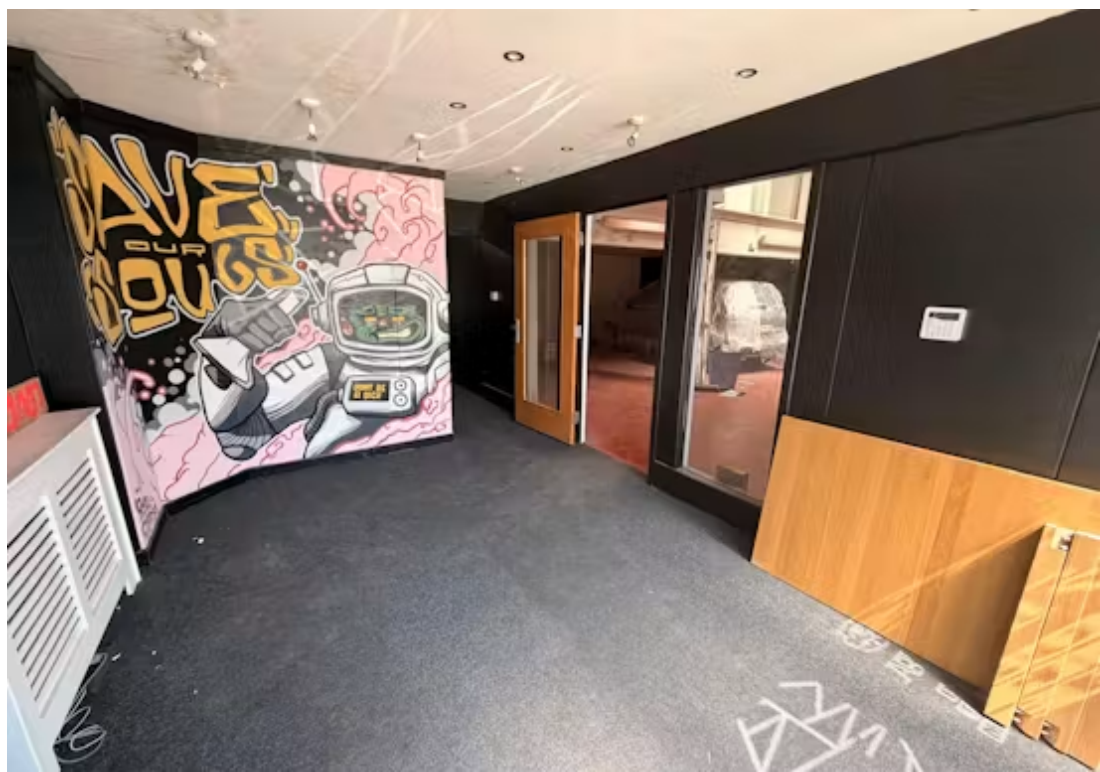
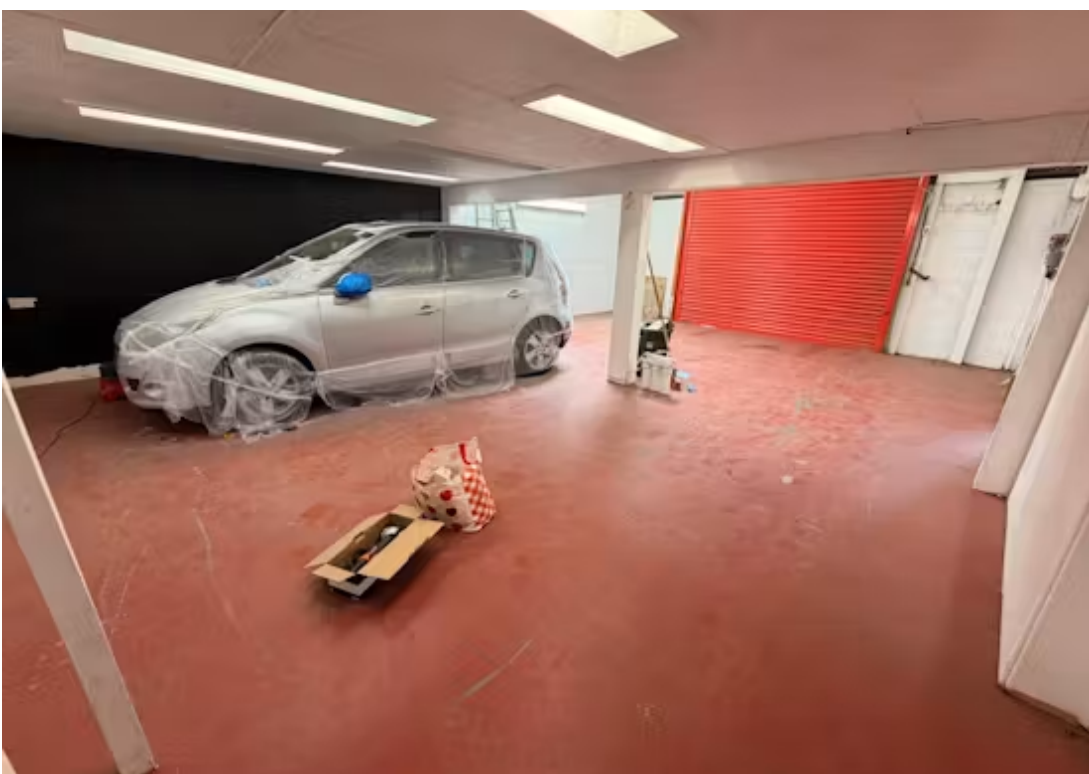
Viewings

Strictly by prior appointment via the landlord's appointed agents Ayers & Cruiks.

Rent

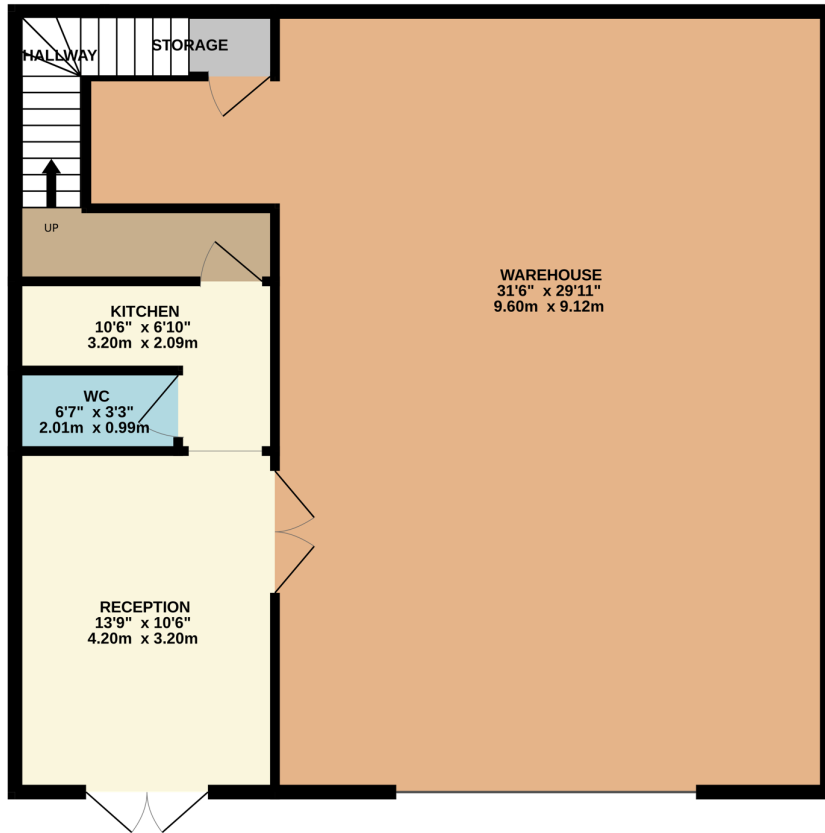
£16,000 Per Annum Exclusive

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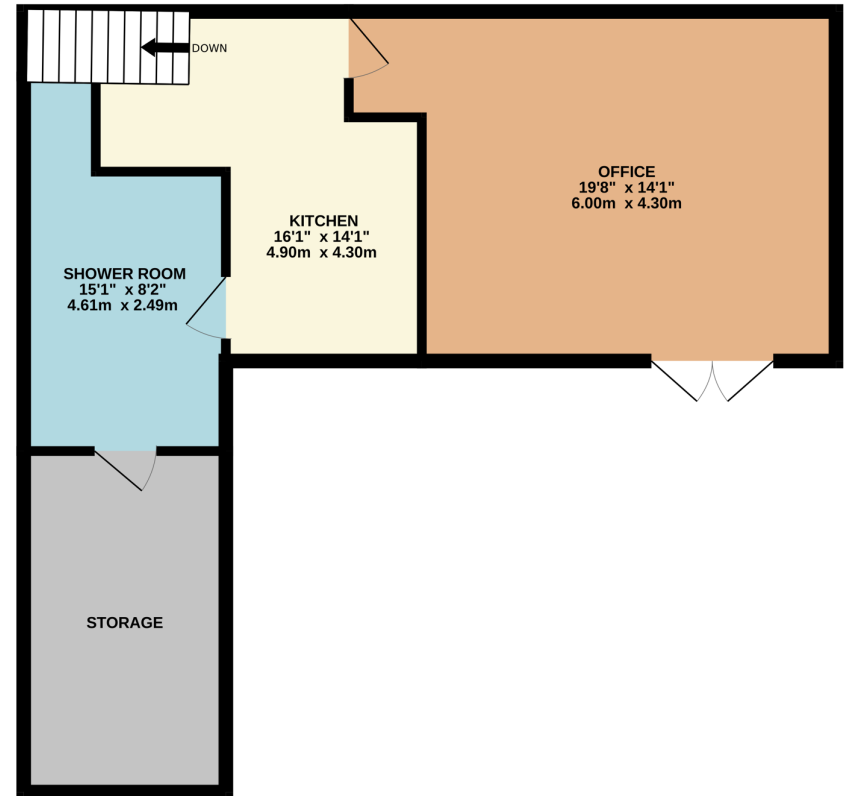




GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 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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