

## INDUSTRIAL UNIT & OFFICES APPROX. 4,865 SQ. FT. (452.10 SQ. M.)

**Price: £499,995 - FREEHOLD**

**Ref: V6505E**



### Location

**Town:** PURDEYS WAY, PURDEYS INDUSTRIAL ESTATE, ROCHFORD, ESSEX. SS4 1ND

Situated in a prominent position along Purdeys Way within close proximity to Mark One Hire, Factory Shop and Roller City. Approx. 1 mile to the West is London Southend Airport and Southend Town Centre is approx. 3 miles away and Rochford Town Centre 1 mile away. The premises provide parking to the front and rear for numerous vehicles.

### Premises

The premises provide a gross internal floor area measuring approx. 4,865 sq. ft. (452.10 sq. m.). plus mezzanine storage. The accommodation is arranged as follows:

RECEPTION approx. 229 sq. ft. (21.276 sq. m.) with double glazed entrance door, stairs to the first floor and doors to:

PRIVATE OFFICE approx. 137 sq. ft. (12.706 sq. m.)

LADIES TOILET

INDUSTRIAL AREA approx. 3,957 sq. ft. (367.65 sq. m.) incorporating 3 storerooms, large roller shutter door to the rear.

GENTS TOILETS

MEZZANINE STORAGE 3 rooms approx. 371 sq. ft. (34.467 sq. m.)

FIRST FLOOR OFFICES 2 offices totalling 410 sq. ft. (38.082 sq. m.)

PRIVATE PARKING 6 spaces to the front and 6 spaces to the rear.

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## **Tenure** - Freehold

For sale freehold with vacant possession upon completion.

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## **Business Rates**

Rateable value £21,750.

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## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in this transaction.

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## **Inventory Details**

A detailed inventory of fixtures and fittings will be prepared and supplied at the point of sale.

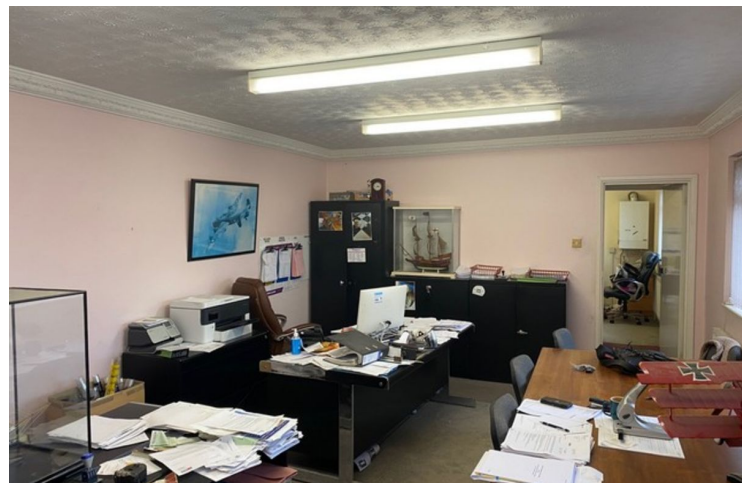
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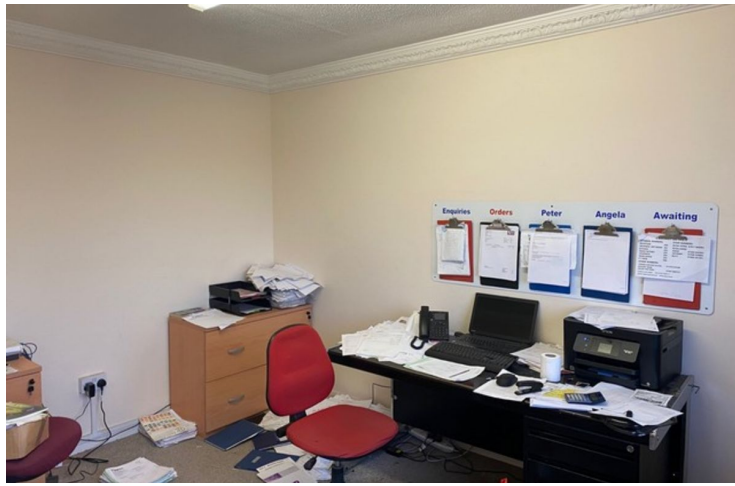
## **Finance Information**

Finance and business loans are available from leading high street banks with attractive finance options. We can arrange for you to speak to a national firm of Business Finance Brokers or alternatively put you in touch with a major high street bank for a free under no obligation discussion or consultation.

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## **Additional Images**





### Disclaimer

*Whilst every care is taken to ensure that these particulars are correct, accuracy is no way guaranteed and none of the information supplied forms part of any contract. Acceptance of these particulars constitutes a contract to the effect that all negotiations for the business or property will be made through Bradleys Countrywide otherwise the purchaser will be equally responsible with the vendor for damages equal to the amount of our commission.*