

Air Livery Building (Front)

Aviation Way

Southend-on-Sea

Essex

SS2 6YF



TO LET

SUBSTANTIAL WAREHOUSE BUILDING – FULLY RACKED (IF REQUIRED)

APPROX 13,970 SQ FT (1,297.81 SQ MS) WITH SUBSTANTIAL YARD



Air Livery Building (Front) Aviation Way, Southend-on-Sea, SS2 6YF

Semi-detached warehouse facility of steel portal frame construction with coated steel profile sheeting to elevations and roof, believed to have been built in the 1960's. The height and clear spans make the property suitable for storage & distribution uses, and it is offered with 14 rows of full height racking in situ (if required).

The property benefits from a substantial fully concreted yard which is enclosed by palisade fencing with double width gates and has direct road frontage.



Location

The property is located on the Southern side of Aviation Way, in a predominantly industrial location, a short distance from London Southend Airport's perimeter and less than two miles from the terminal building and Southend Airport Railway Station. The area is undergoing significant transformation due to the development of the nearby Airport Business Park. The property benefits from excellent road network links being less than a mile north of the A127, which in turn leads to junction 29 of the M25 motorway.

Accommodation

The property has been measured on a Gross Internal (GIA) basis, and the following approx. floor areas calculated:

Warehouse:	13,714 sq ft	(1,274.10 sq ms)
Mezzanine Office:	256 sq ft	(23.81 sq ms)
Yard:	16,100 sq ft	(1,495.74 sq ms)

Eaves 6.5ms Apex 8.68 ms

Terms

Available for letting by way of a new FRI lease, subject to an asking rent of £135,000 p.a. (plus VAT). All other terms by negotiation.

Key Features

- Semi Detached Warehouse Building
- Substantial Car Parking & Yard Facilities
- Close to Southend Airport
- Offered with 14 Row, Full Height, Racking
- New Lease Available

Business Rates

The building currently appears on the current Rating List as 'Factory & Premises' with an adopted rateable value of £104,000.

Commercial Energy Performance Certificate

A Commercial Energy Performance Certificate is being obtained and will be made available for inspection .

**RENT: £135,000 per annum
(Plus VAT)**



Legal Fees

Each party to bear their own.

Viewing Arrangements

Strictly via the Sole Letting Agents. For more details or to arrange a viewing please contact:

Roy Horton

DD: 01702 311039

E: royhorton@dedmangray.co.uk



13 Nelson Street, Southend-on-Sea, Essex, SS1 1EF Tel: 01702 311039 E: royhorton@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

