

SHOEBURYNNESS



TO LET

14 Imperial Park
Towerfield Road
Shoeburyness
SS3 9QT

INDUSTRIAL
2,903 SQ. FT. (270 SQ. M.)



Situated On A Well-Established Estate



Terraced Industrial Unit



Benefits From 2 Allocated Parking Spaces



Available Now



Rent Only £22,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This unit is located on Imperial Park Industrial Estate in Shoeburyness, east of Southend-On-Sea. Imperial Park Industrial Estate is a well-established area for commercial and industrial use, offering a variety of units for warehousing, manufacturing and distribution. The unit is approximately 0.9 miles away from Shoeburyness Train Station, which provides direct and convenient rail connections to London Liverpool Street. The location offers ample road access, with key routes like the A13 and A127 nearby, providing straightforward connections to Southend-On-Sea, Basildon, and other areas.

This industrial unit offers a well-designed rectangular layout, featuring a purpose-built first floor office. The property also benefits from 2 allocated parking spaces, ensuring convenient access for staff and visitors.



ACCOMODATION

	SQ.FT.	SQ.M.
Industrial	2,100	195
First Floor Office	803	75

TOTAL	2,903	270
--------------	--------------	------------

TERMS

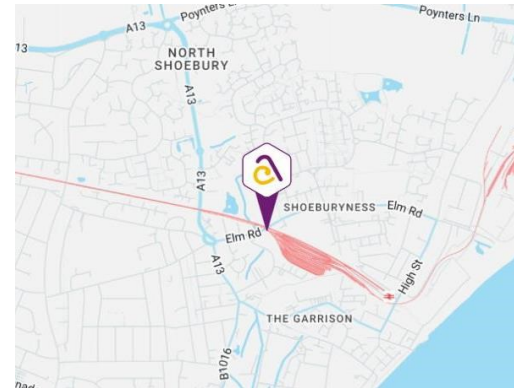
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

To Be Confirmed

EPC

C
57



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.

LEGAL COSTS

Ingoing tenants to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

Rent Only £22,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

t. **01702 343060**

e. mail@ayerscruiks.co.uk

w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfiled Road
Chelmsford, Essex CM2 6JY

t. **01245 202555**

e. mail@ayerscruiks.co.uk

w. ayerscruiks.co.uk