

SHOEBURYNNESS



TO LET

16

Imperial Park Towerfield Road
Shoeburyness
SS3 9QT

INDUSTRIAL
1,867 SQ. FT. (173 SQ. M.)



Industrial Unit



Electric Roller Shutter



New Lease Available



W.C & Large Mezzanine



Rent Only £16,000 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 features ground floor industrial space and a mezzanine. The property also benefits from parking to the front of the property. The property also features roller shutter access, providing convenient and easy entry for vehicles or equipment



ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	1,037	96
Mezzanine	830	77

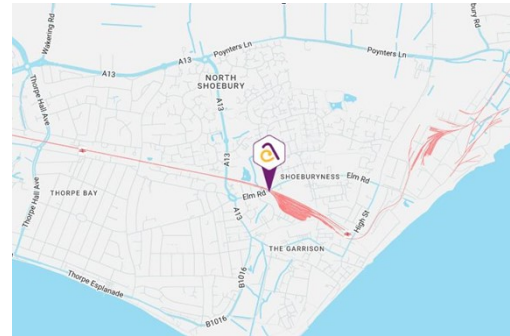
TOTAL 1,867 173

TERMS

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

EPC

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94



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 are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£16,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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