

Unit 2, Bay 6 Campfield Road

Shoeburyness

Essex

SS3 9FL



TO LET
TWO STOREY WAREHOUSE BUILDING WITH OFFICES
APPROX 90,565 SQ FT (8,413 SQ MS) PLUS YARD ON SITE 2.26 ACRES



Unit 2, Bay 6 Campfield Road, Shoeburyness, Essex, SS3 9FL

A prominently positioned, end of terrace, warehouse of concrete portal frame construction clad with profile sheeting to elevations above brick and block walling. The property is arranged to provide expansive storage space with good quality office and amenity areas across two floors.

Within the building there is a full cover concrete deck with sufficient loading for the operation of forklifts.

A fully concreted yard which is enclosed by palisade fencing with double width gates is located to the front of the building.



Location

The property is located on the northern side of Campfield Road, Shoeburyness, approx. 3 miles (5 km) east of Southend City Centre. Mainline train services are available at the nearby Shoebury Station (Shoebury to London Fenchurch Street)

Accommodation

A full measured survey has not been undertaken, and the following Gross Internal Areas (GIA) are based on data provided by our client. Future verification will therefore be required.

Grd Floor Warehouse:	41,700sq ft	(3,874 sq ms)
1 st Floor Warehouse:	42,000 sq ft	(3,901 sq ms)
Grd Floor Offices	3,865sq ft	(359 sq ms)
1 st Floor Offices	3,000 sq ft	(279 sq ms)

Ground Floor Height:	Min 2.95ms	Max 3.80ms
First Floor Height:	Min 3.27ms	Max 4.97ms

Terms

Available for letting by way of a new FRI lease expiring , subject to an asking rent of £475,000 p.a. (plus VAT). All other terms by negotiation.

Key Features

- End Terrace Warehouse Building
- Offices with A/C, UPVC Windows & Lift
- Close to Shoebury Train Station
- Enclosed Yard Area
- Site 2.26 Acres
- New Lease Available

Business Rates

The building currently appears on the 2026 Rating List as 'Warehouse & Premises' with an adopted rateable value of £360,000.

Commercial Energy Performance Certificate

The property has a Commercial Energy Performance Rating of B44 valid until 13th February 2034.

**RENT: £475,000 per annum (Excl)
(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

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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

