



Ayers & Cruiks
COMMERCIAL

To Let

5,630 sq ft

11a The Wheelwrights, Southend on sea, SS2 5RD

End terrace single storey unit in a popular industrial estate with a roller shutter door and ample parking.

- Sought, after popular industrial estate
- Roller shutter access
- Max eaves height 7.80m
- New lease available
- £32,775 For the First Year Thereafter £65,550



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Summary

- Rent: £32,775 per annum Half Rent For The First Year Subject to 5 Year Term
- Business rates: £16,966 per annum Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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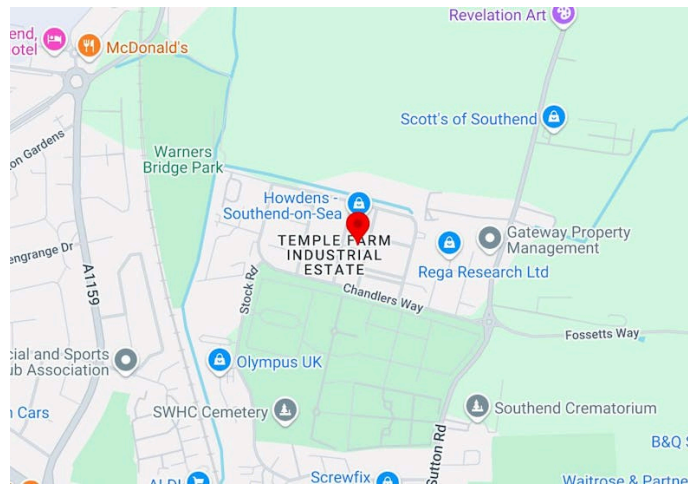
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Key Points

- Sought, after popular industrial estate
- Roller shutter access
- Max eaves height 7.80m
- New lease available
- £32,775 For the First Year Thereafter £65,550

Description

The end of terrace unit on Temple Farm industrial Estate provides a modern single storey industrial unit with ample parking.

Location

End of terrace industrial unit situated on Temple Farm Industrial Estate. The estate links with the A127/A13 trunk roads leading to the M25. Southend City is only a 10-minute drive away and benefits from two mainline railway links to central London.



Accommodation

| Name | sq ft | sq m |
|----------|-------|--------|
| Building | 5,630 | 523.04 |

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

The premises are available to let upon a new full repairing and insuring lease for a term to be agreed upon. The landlord has reduced the rent to £32,775 for the first year; thereafter, it's £65,550. Subject to a 5-year lease.

Rent

£32,775 Per Annum Exclusive For the First Year