

SHOEBURYNNESS



TO LET

23

Towerfield Road

Shoeburyness

SS3 9QE

INDUSTRIAL

13,946 SQ. FT. (1,296 SQ. M.)



Single Storey Industrial Unit



Side Access Road And Yard



Kitchenette & W.C Facilities



New Lease Available



Rent £80,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This industrial unit is situated on the well established Towerfield Road Industrial Estate in Shoeburyness approx. 3 miles East of the City of Southend on Sea and within easy access of the A13, A127 and Shoebury Train Station.

This single storey industrial unit offers a practical and spacious layout. It features a side access road leading to a generous yard, providing ample space for maneuvering and storage.

The unit boasts a minimum eaves height of 4 meters and a maximum of 5.08 meters. A rear roller shutter ensures easy access.

Internally, the unit is equipped with offices, a kitchen area, and a W.C, making it a fully functional workspace.



ACCOMODATION

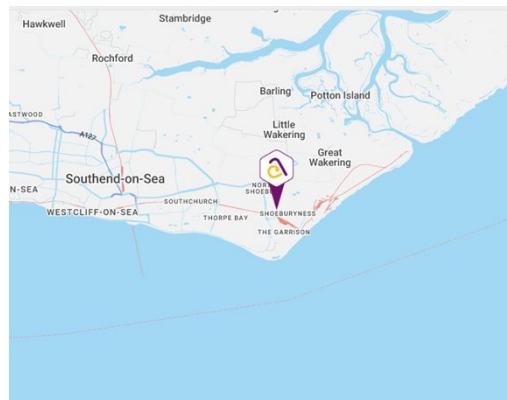
	SQ.FT.	SQ.M.
Single Storey Unit	13,946	1,296
TOTAL	13,946	1,296

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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109



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 legal costs

TENURE

Leasehold

RENT

Rent £80,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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