



# TO LET

5,640 Sq Ft

- Approx.. 7.8m Eaves
- 3 Phase Power
- Allocated Forecourt Area
- Roller Shutter Access
- Popular Industrial Estate
- Side area parking

Howdens -  
Southend-on-Sea  
Kitchen Furniture Shop

R & Y Tyers  
Removal Contractors

# 020 8252 8000

Dockmasters House, 1 Hertsmere Road, London



## 11A THE WHEELWRIGHTS, TEMPLE FARM INDUSTRIAL ESTATE, SOUTHEND-ON-SEA, ESSEX, SS2 5RD

11A The Wheelwrights, Temple Farm Industrial Estate comprises an end-of-terrace trade counter / industrial unit within the popular Temple Farm Industrial Estate in Southend-on-Sea.

The unit benefits from an allocated forecourt area, roller shutter access, **3 phase power**, approximately **7.8m eaves height**, and substantial parking to the side of the unit. The estate is home to occupiers including **Climatec Windows, Howdens Joinery and Redline Industrial Supplies**. In-person viewings are encouraged.

Key features include:

- Approximately 7.8m eaves
- 3 phase power
- Allocated forecourt area
- Roller shutter access
- Popular industrial estate
- Side area parking
- Excellent links to the A127 and A13

### Location

The property is located at:

11A The Wheelwrights, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5RD

The unit is located within Temple Farm Industrial Estate, with excellent links to the A127 and A13, leading to the M25.

Nearby railway stations include:

- Southend Airport Station – approximately 0.6 miles
- Prittlewell Station – approximately 0.8 miles
- Rochford Station – approximately 1.4 miles

Distances are stated as straight-line measurements from the centre of the postcode.

### Legal Costs & Tenure

The premises are available on a **new Full Repairing and Insuring Lease** on a **five-year term certain**.

### Accommodation

**Unit 11A – 5,640 sq ft / 524 sq m – £65,550 per annum / £5,463 per calendar month**

Rent equates to **£11.62 per sq ft**. Business rates and charges may apply.

### Services

The property benefits from **3 phase power**.

### Additional Information

**Rent**  
£65,550 Per Annum

**EPC**  
The property has an **EPC rating of C**.

**Joseph Lambert**  
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