



TO LET

Warehouse/Industrial Unit With Offices

**3 The Cordwainers, Temple Farm Industrial Estate,
Southend-on-Sea, Essex, SS2 5RU**

RENT

£60,000 *Not Elected to VAT*
per annum exclusive

AVAILABLE AREA [GIA]

6,011 sq ft
[558.43 sq m]

IN BRIEF

- » Allocated Car Parking
- » Warehouse and Office Accommodation
- » Electric Roller Shutter Access Door
- » Within the Established Temple Farm Industrial Estate

LOCATION

The property is situated on The Cordwainers within the established Temple Farm Industrial Estate.

The City of Southend-on-Sea has a population of approximately 160,260 and is located approximately 40 miles east of London and has good communications via the A130 and A127 giving direct access to the M25 (Junction 29).

The property is approximately 1 mile away from London Southend Airport with Southend Victoria Station approximately 2.1 miles away, providing frequent services to London Liverpool Street with journey times from approximately 57 minutes.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse unit with offices/ ancillary accommodation on the ground and first floors. The unit is of concrete frame construction with brick and profile metal wall cladding under a pitched roof with translucent roof panels. The unit has a minimum eaves height of approximately 5.5 metres and benefits from an electric roller shutter access door measuring approximately 4.86m wide x 4.89m high. The ancillary accommodation provides offices, a kitchen, and male and female WCs.

The property benefits from 4 demised car parking spaces which are located to the front of the property, along with communal car parking adjacent to the neighbouring unit.

ACCOMMODATION

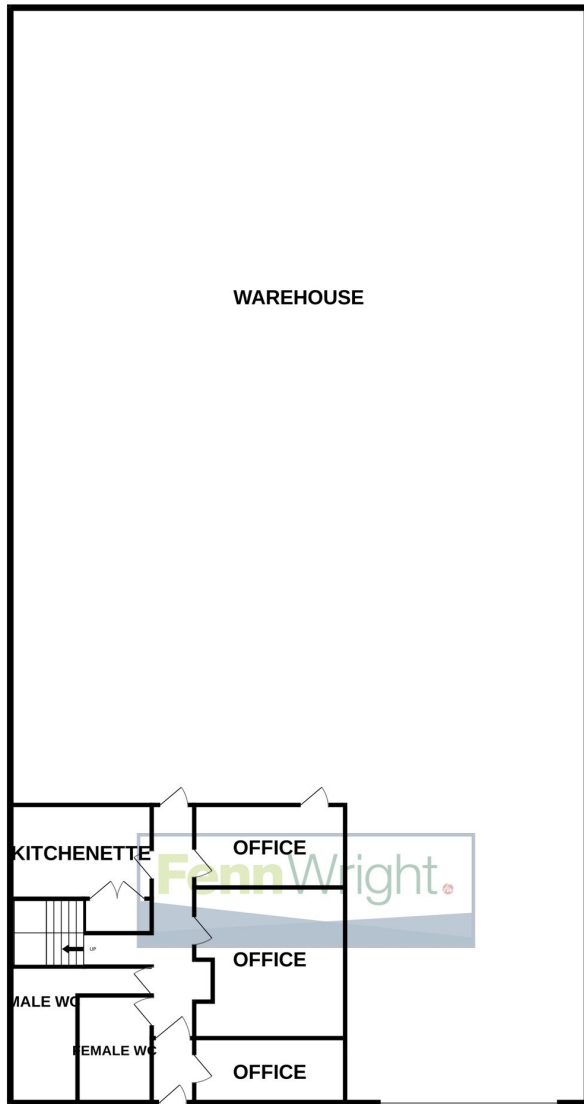
[Approximate Gross Internal Floor Area]

- | | | |
|-------------------------|---------------|-----------------|
| » Ground Floor | 5,186 sq. ft. | [481.77 sq. m.] |
| » First Floor Mezzanine | 825 sq. ft. | [76.66 sq. m.] |
| » Total: | 6,011 sq. ft. | [558.43 sq. m.] |

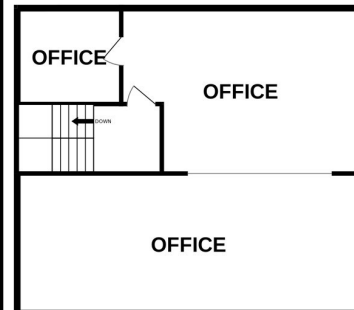


INDICATIVE FLOORPLAN - NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



SERVICES

We understand the property is connected to mains water, gas and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Southend-on-Sea City Council

T: 01702 215000

BUSINESS RATES

We are advised the premises have a rateable value of £48,500. Therefore the estimated annual rates liability is approximately £20,952 (2026/27). Interested parties are advised to make their own enquiries.

EPC

Tbc.

SERVICE CHARGE

There will be a service charge towards the upkeep of the estate. Further details are available upon request.

TERMS

The unit is available to let from April 2026 on a new, effective full repairing and insuring lease by way of service charge at an annual rent of £60,000 per annum exclusive.

VAT

We understand that the property is not elected to VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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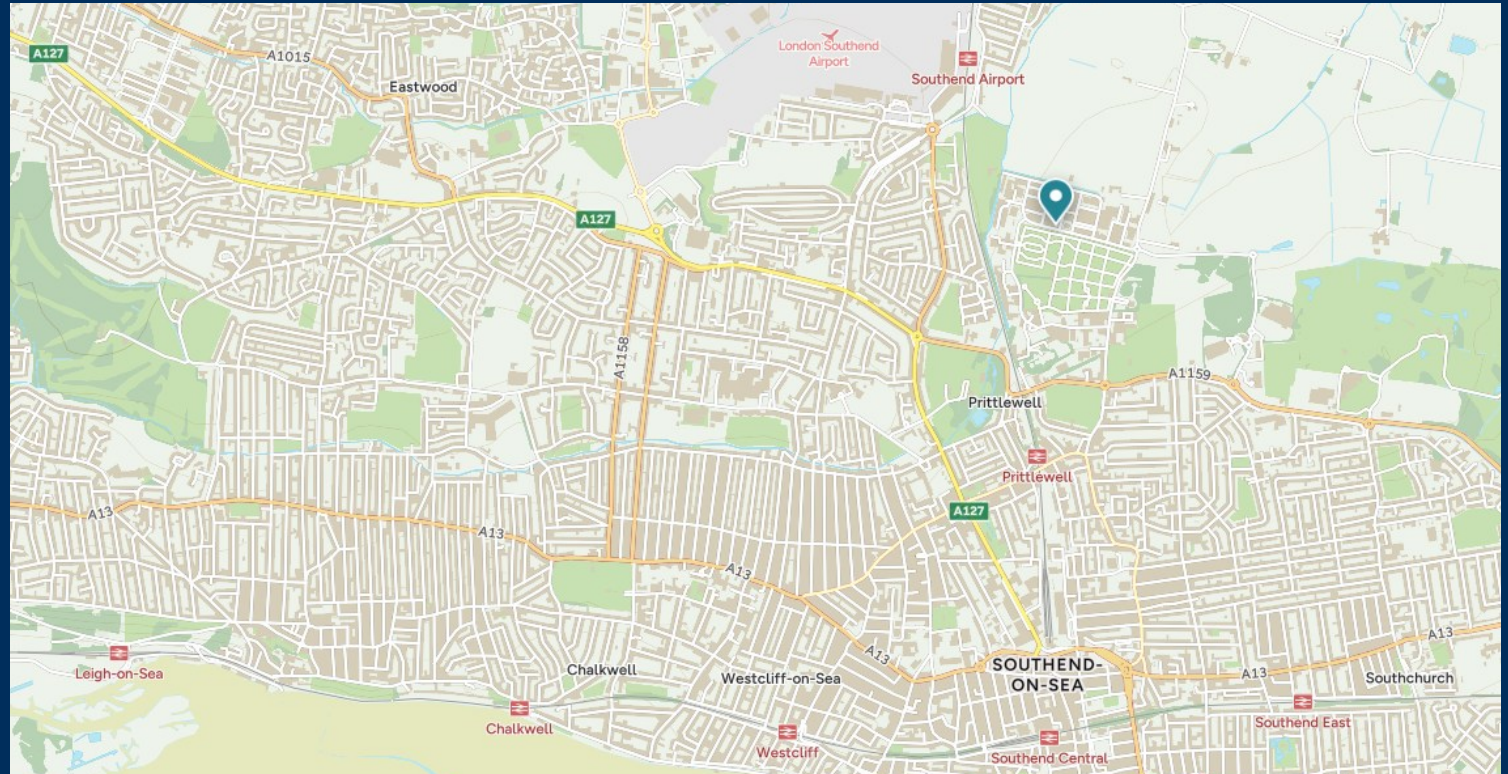
VIEWINGS STRICTLY BY PRIOR APPOINTMENT
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Particulars created January 2026

