

Unit 15 (Rear) Aviation Way

Southend-on-Sea
Essex
SS2 6UN



TO LET
FACTORY/WAREHOUSE BUILDING
APPROX 32,605 SQ FT (3,029 SQ MS) PLUS YARD



Unit 15, Aviation Way (Rear) Southend Airport, Southend-on-Sea, SS2 6UN

Semi-detached, factory/warehouse facility of concrete portal frame construction believed to date back to the late 1970's / early 1980's, and arranged to provide a substantial, largely open plan, central work and storage space.

The property benefits from car parking & yard facilities and is served by 2 x roller shutter doors.



Location

The property is located on the Southern side of Aviation Way, in a predominantly industrial location, a short distance from London Southend Airport's perimeter and less than two miles from the terminal building and Southend Airport Railway Station. The area is undergoing significant transformation due to the development of the nearby Airport Business Park. The property benefits from excellent road network links being less than a mile north of the A127, which in turn leads to junction 29 of the M25 motorway.

Accommodation

The property has been measured on a Gross Internal (GIA) basis, and the following approx. floor areas calculated:

Factory/Warehouse Area:	32,605 sq ft (3,029 sq ms)
Yard:	16,000 sq ft (1,482 sq ms)

Eaves 4ms Apex 6.4ms

Terms

Available for letting by way of a new FRI lease, subject to an asking rent of £250,000 p.a. (plus VAT). All other terms by negotiation.

Key Features

- Semi Detached Factory/Warehouse
- Established Commercial Area
- Close to Southend Airport
- Enclosed Yard
- 2 x Roller Shutters
- New Lease Available

Business Rates

The building is in the process of being split into two self-contained units (front & rear) and will therefore be subject to a rates re-assessment once the works are complete.

Commercial Energy Performance Certificate

The (whole) building has a Commercial Energy Performance Certificate (EPC) rating of D84, valid until 6th June 2031.

**RENT: £250,000 per annum
(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:

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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

