

38 Shoebury Avenue  
Shoeburyness,  
Southend-on-Sea, Essex,  
SS3 9BH



TO LET, SHOEBURYNES (SOUTHEND) ESSEX,  
WAREHOUSE & PREMISES APPROX, 4,100 SQ.FT.



**Property:**

All measurements are approximate, and were measured on a gross internal area (GIA) basis:

Warehouse 3,309 sq.ft. with a manual roller shutter to the rear.

3 Offices totalling 650 sq.ft.

Kitchen. WC with a shower.

Access from Terminal Close with parking for 3 vehicles to the rear, together with additional parking for 5 vehicles in a secure gated compound.

Eaves Height: 3.7m. Apex Height 5.8m.

3 phase power available.

**Features:**

- Immediate Availability STS
- Approx. 4,100 Sq.Ft. Overall
- Parking In Two Locations (8 Vehicles)
- B8 (Storage & Distribution Use)
- Rear Roller Shutter
- Good Eaves & Apex Ceiling Heights

**Tenure:**

To let by way of a FR&I lease, for a number of years to be agreed, at a rent of £30,000pa. (VAT is not payable).

**Business Rates:**

The 2023 rating assessment describes this as a Warehouse with a rateable value of £15,500, resulting in Business Rates payable of some £7,750pa.

**Legal Fees:**

The ingoing tenant is to be responsible for the landlords legal fees.

**Viewing:**

All viewing arrangements are via the landlords Agents, Dedman Gray Property Consultants on 01702 311 111.