



Ayers & Cruiks

COMMERCIAL

**LIGHT INDUSTRIAL PREMISES
SOUTHEND ON SEA
APPROX 1,275 SQ. FT.
PLUS MEZZANINE OFFICE
TO LET**



**Unit 2 Parkside Centre, Temple Farm Industrial Estate,
Southend on Sea, SS2 5SJ**

- MODERN INDUSTRIAL UNIT
- FORECOURT LOADING / PARKING
- MALE & FEMALE WC FACILITIES
- MAXIMUM EAVES 5.9M
- NEW LEASE

DESCRIPTION AND LOCATION:

Quality light industrial unit situated on a popular sought after estate on the Temple Farm Industrial Estate, Southend on Sea, Essex. Temple Farm is located to the north of Southend Town Centre, a short distance from the A127 Arterial Road.

The Parkside Centre was constructed in the early 1990's, comprising 24 light industrial units in a pleasant landscaped environment.

ACCOMMODATION

Ground Floor Industrial: **Approx. 1,275 sq. ft.**

First Floor Office: **Approx. 966 sq. ft.**

TENURE

Leasehold

TERMS

New full repairing and insuring lease.

RENT

£15,000 per annum exclusive plus VAT.

SERVICE CHARGE

A service charge is rendered for the up-keep of the common areas of the estate, further details upon application.

BUSINESS RATES

Rateable Value (2021/2022)	UBR (2021/2022)	Rates Payable (2021/2022)
£14,250	49.9	£7,110

Interested parties are advised to confirm the rating liability with Southend Borough Council on 01702 215000

VIEWING

Strictly by prior appointment with the vendor's sole agents:

Ayers & Cruiks
01702 343060

Subject to Contract & VAT if Applicable

Q2 09

Misrepresentation Act 1967.

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