

# INDUSTRIAL UNIT WITH MEZZANINE TO LET

**APPROX 812 Sq Ft (75.43 Sq M) +  
MEZZANINE 638 Sq Ft (59.28 Sq M)**



**22 Farriers Way  
Southend On Sea  
Essex  
SS2 5RY**

**Location:**

Temple Farm Industrial Estate is an established industrial area about ½ a mile north of Southend Town Centre. Situated approx ¼ mile north of A1159 Eastern Avenue which links with the A127 London Southend Arterial Road and joins the M25 about 18 miles to the west.

**Description:**

Situated on the popular Temple Farm Industrial Estate, this modern unit consists of large roller shutter door plus single door entry. Internally, the property has storage area with ground floor office, mezzanine flooring and with male and female toilets. Three phase electric. Available End August 2021.

**Accommodation:**

The premises have been measured on a gross internal basis.

Unit: 812 Sq Ft 75.50 Sq M

Mezzanine: 638 Sq Ft 59.28 Sq M

Parking to Front

Male and Female Toilets

Total Area: 1,450 Sq Ft (134.70 Sq M)

**Features:**

- Ground Floor Office
- Mezzanine Floor
- Established Industrial Estate
- Available End August 2021

**Terms:**

Available on a new full repairing and insuring lease for a term to be agreed.

**Rent:**

£9,950 Per Annum exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk)

Rateable Value £5,300

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

**Planning:**

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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