

BARN STORAGE WITH OFFICE TO LET

APPROX 436 Sq Ft (40.5 Sq M)



**Barn 2 Crouchmans Court
Poynters Lane
Great Wakering
Essex
SS3 9TS**

Location:

Situated on the outskirts of Great Wakering with good links to A127 Southend Arterial Road leading to the M25 and Dartford Tunnel. Shoeburyness Train Station is within 5 minute car journey linking to London Fenchurch Street Station. London Southend Airport is 15 minutes away by car with flights to many European cities.

Description:

Converted barn storage unit with office space. The unit benefits from double wooden opening doors, single phase electric with plug points, an office measuring approx 54 Sq Ft to the rear with access door and communal toilets on site.

Accommodation:

The premises have been measured on a net internal basis.

Storage: 382 Sq Ft 35.50 Sq M

Office: 54 Sq Ft 5.00 Sq M

Total Area: 436 Sq Ft (40.50 Sq M)

Features:

- BARN STORAGE UNIT
- OFFICE ROOM
- SINGLE PHASE ELECTRIC
- COMMUNAL MALE AND FEMALE TOILETS

Terms:

Available on a new full repairing and insuring lease for a term to be agreed, outside the Landlords and Tenant Act 1954.

Service Charge:

Applicable, to include building insurance.

Rent:

£4,200 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Rochford Borough Council or via www.voa.gov.uk.

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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