

WAREHOUSE/WORKSHOP TO LET APPROX 1,682 Sq Ft (156.26 Sq M)



**2 & 4 Cromer Road
Southend On Sea
Essex
SS1 2DU**

Location:

Situated on the east side of Southend on Sea, close to Town Centre leading to the A1160 and Queensway with links to the A127 and A13.

Description:

Brick built and rendered warehouse/workshop with first floor office, kitchen and off street parking to front. Electric entrance door leading to refurbished unit with ground floor toilet, three phase electrics, side security door, led box and strip lighting and storage cupboard. On the first floor is a kitchen with extra storage, office area with double glazed windows and doors, wood effect laminate flooring and CCTV system. To the exterior is ample off street parking, security lights and CCTV camera

Accommodation:

The premises have been measured on a gross internal basis.

Ground Floor Unit: 1,304 Sq Ft 121.15 Sq M

First Floor: 378 Sq Ft 35.11 Sq M

Ground Floor Toilet

On Site Parking

Total Area: 1,682 Sq Ft (156.26 Sq M)

Features:

- Stand Alone Building
- Recently Refurbished
- Off Street Parking
- Three Phase Electrics

Terms:

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

Rent:

£22,000 Per Annum exclusive.

Business Rates:

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

Rateable Value: TBC

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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