

INVESTMENT FOR SALE

APPROX 21,873 Sq Ft (2,032 Sq M)



**35 Progress Road
Leigh On Sea
Essex
SS9 5PR**

Location:

Situated on the busy Progress Road Commercial area, close by to A127 Southend Arterial Road, linking with M25 approx 16 miles to the west, A130 link to A13 and Chelmsford approx 4 miles to the west, with Southend approx 5 miles to the east. Occupiers nearby include SafeStore, Lidl, Crown Decorating Centre, Toolstation and Screwfix.

Description:

High eaves warehouse and space office buildings interlinked with 2 storey office building and car parking to front. To rear are further single storey storage building and concrete covered rear yard, on an overall site of 1.89 acres.

Accommodation:

Warehouse:	12,582 Sq Ft	1,168.90 Sq M
Ground Floor Offices:	2,301 Sq Ft	213.80 Sq M
First Floor Stores:	1,958 Sq Ft	181.90 Sq M
First Floor Offices:	5,032 Sq Ft	467.50 Sq M

Total Area:	21,873 Sq Ft	2,032 Sq M
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Site approx. 1.89 acres.

Lease:

The property is let to Purdeys Export Limited on 5 year FRI Lease from 01/12/2021 at a rent of £145,000 + VAT.

Price:

£2,100,000 + VAT. for the freehold interest.

Viewing:

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

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

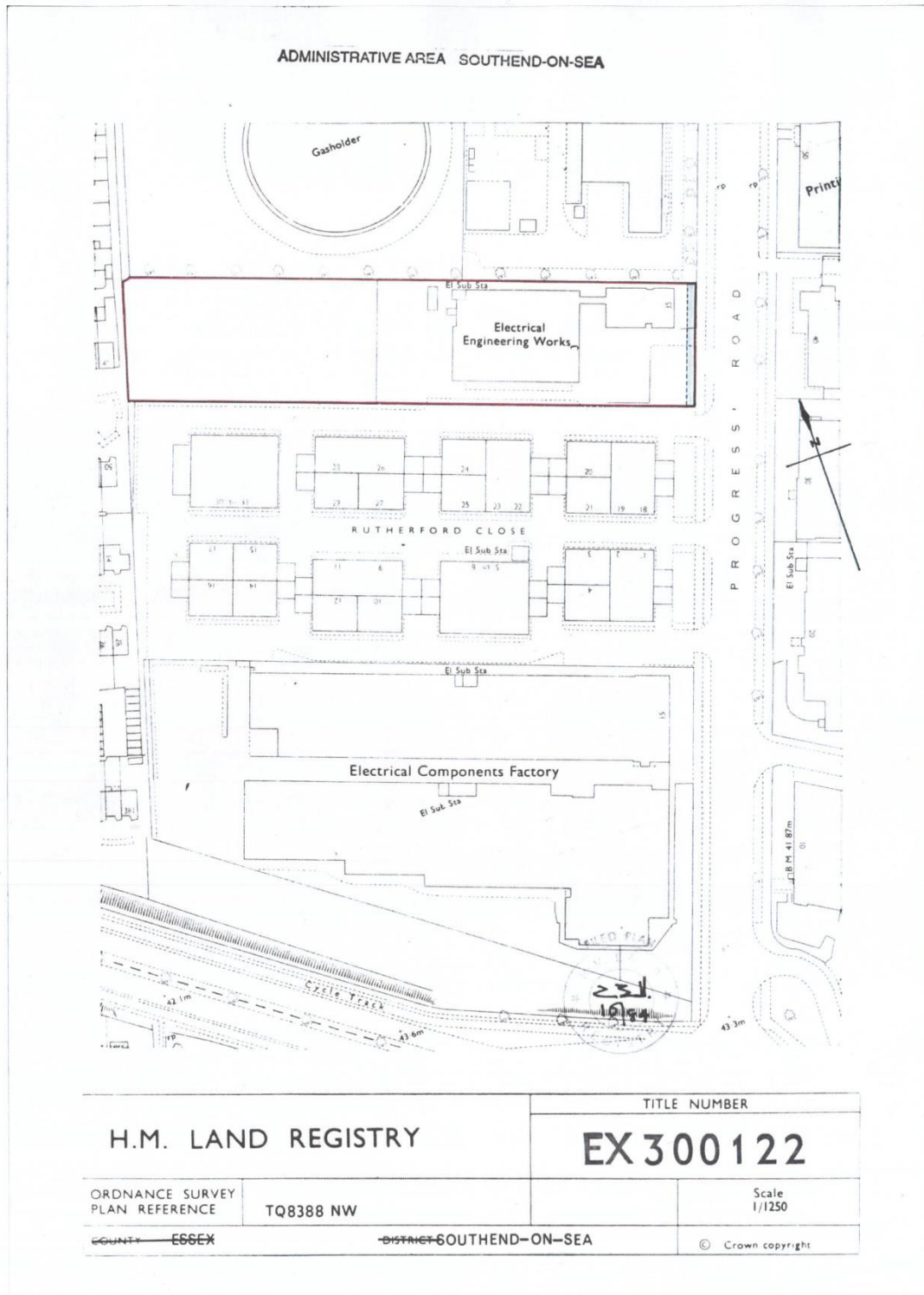
Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 31 January 2025 at 18:44:51. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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