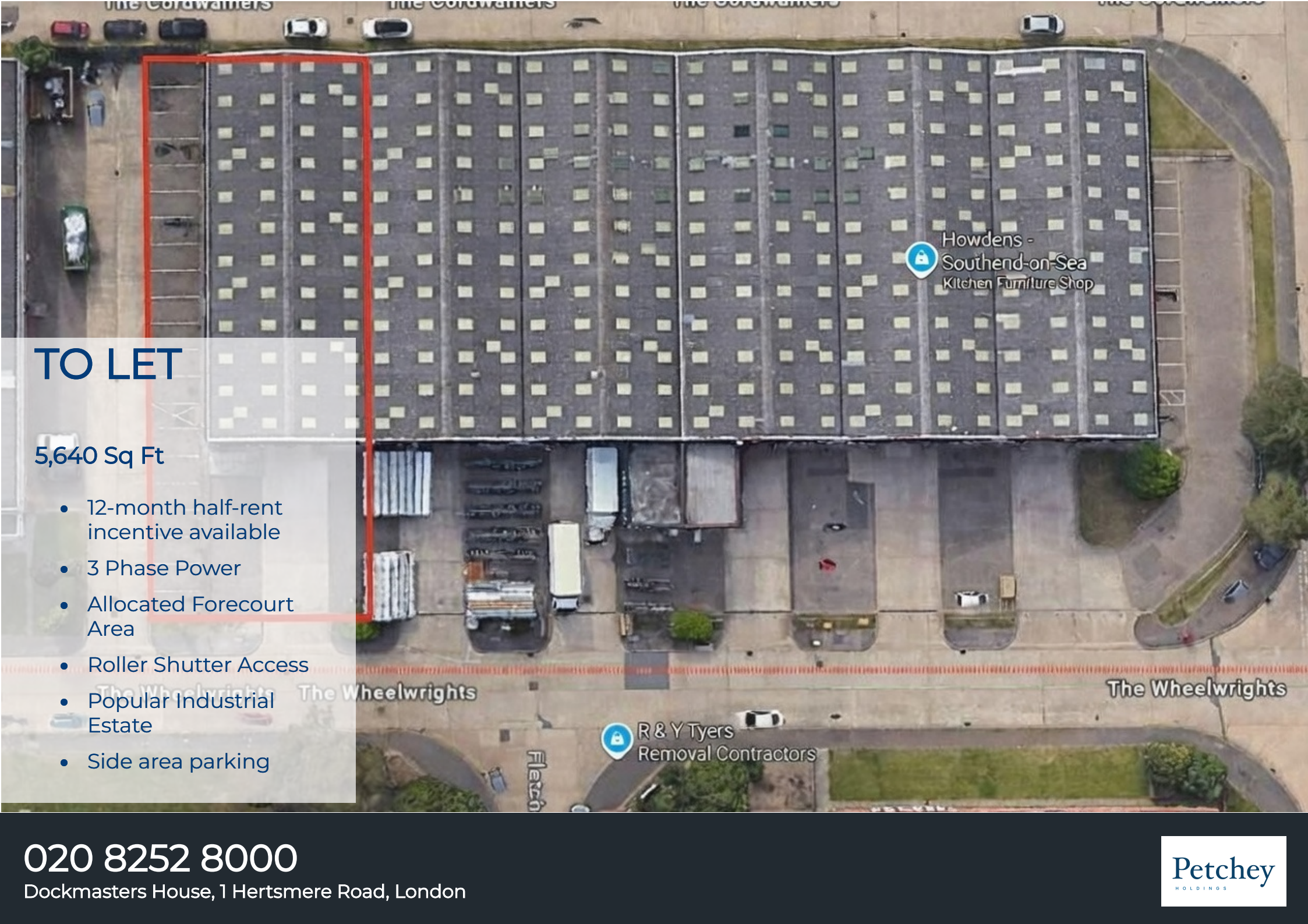




TO LET

5,640 Sq Ft

- 12-month half-rent incentive available
- 3 Phase Power
- Allocated Forecourt Area
- Roller Shutter Access
- Popular Industrial Estate
- Side area parking



Howdens -
Southend-on-Sea
Kitchen Furniture Shop



R & Y Tyers
Removal Contractors

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

11A THE WHEELWRIGHTS, TEMPLE FARM INDUSTRIAL ESTATE, SOUTHEND-ON-SEA, ESSEX, SS2 5RD

First year rent is available at **£32,775 per annum**, reflecting a 12-month half-rent incentive. Rent then rises to **£65,550 per annum** from Year 2, subject to lease terms.

Unit 11A comprises an end-of-terrace trade counter / industrial unit extending to approximately **5,640 sq ft**, located within the popular **Temple Farm Industrial Estate** in Southend-on-Sea.

The unit benefits from an approximate **7.8m eaves height**, **3 phase power**, **roller shutter access** and an **allocated forecourt area** suitable for loading and unloading. The property also provides substantial **side area parking**, together with additional parking / loading space to the front.

The estate is home to occupiers including **Climatec Windows**, **Howdens Joinery** and **Redline Industrial Supplies**.

Location

The property is located at **11A The Wheelwrights, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5RD**.

Temple Farm Industrial Estate is an established industrial location in Southend-on-Sea, with excellent links to the **A127** and **A13**, providing onward access to the **M25**.

Nearby railway stations include:

Southend Airport Station – approximately 0.6 miles

Pritlewell Station – approximately 0.8 miles

Rochford Station – approximately 1.4 miles

Distances are stated as straight-line measurements from the centre of the postcode.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **5,640 sq ft (524 sq m)** of trade counter / industrial accommodation, together with an allocated forecourt area and substantial side parking.

VAT

VAT may be applicable.

EPC

The property has an **EPC rating of C**.

Additional Information

Rent

A 12-month half-rent incentive is available, subject to lease terms:

Year 1: £32,775 per annum exclusive

From Year 2: £65,550 per annum exclusive

The Year 2 rent equates to approximately **£11.62 per sq ft**.

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