



Ayers & Cruiks
COMMERCIAL

To Let

18,352 sq ft

**Airborne Industrial Estate,
Arterial Road, Leigh-on-
Sea, SS9 4EX**

**Large industrial warehouse
with a secure yard/ parking and
transport links via the A127.**

- First floor storage space
- Secure yard/ forecourt for parking, loading
- Full height roller shutter door
- New lease available



Airborne Industrial Estate, Arterial Road, Leigh-on-Sea, SS9 4EX

Summary

- Rent: £119,292 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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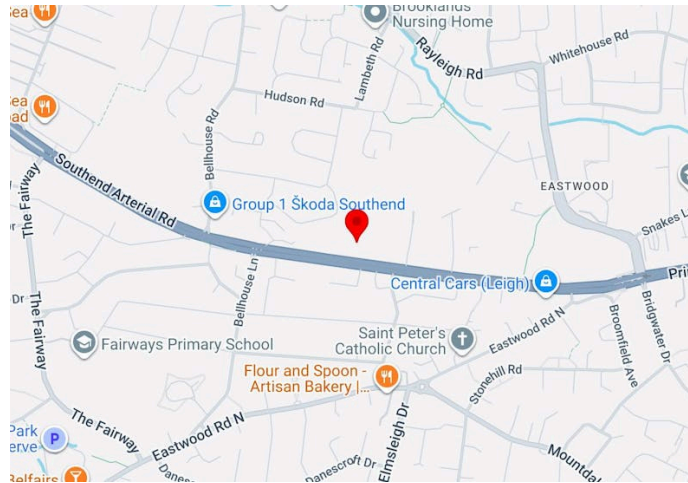
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Description

This industrial warehouse offers open-plan ground floor storage space, a large secure yard and first floor storage/mezzanine. The unit benefits from a full height roller shutter loading door, solid concrete floor, lighting throughout and 3-phase power available.

Location

The property is located on the north side of the A127 (heading towards Southend), near the Progress Road junction. It is about 40 miles east of central London, 5 miles from Southend, and 20 miles away from the M25 motorway. The property is situated just minutes away from Progress Road, providing direct routes to Southend, Basildon and the M25.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Industrial	9,176	852.48	Available
1st	Industrial	9,176	852.48	Available
Total		18,352	1,704.96	

Rent

£119,292 per annum

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

