



54 Vanguard Way

Shoeburyness, Southend-on-Sea, SS3 9QY

**TO LET, INDUSTRIAL UNIT,
OFFICES, MEZZANINE,
APPROX. 5,234 SQ. FT.
PLUS 3 X CONTAINERS 323
SQ. FT. EACH**

5,233 sq ft
(486.16 sq m)

- Secure Gated Yard Space
- Ground Floor Offices & Reception Approx. 673 sq. ft.
- WC & Kitchenette Facilities
- 3 Phase Power
- Undergoing Extensive Refurbishment
- 3 x Containers Approx. 323 sq. ft. Each
- New FRI Lease Available
- Motor Trade Applicants Accepted

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Summary

Available Size	5,233 sq ft
Rent	£50,000 per annum
Rateable Value	£26,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A substantial, concrete, portal framed detached secure unit currently undergoing extensive refurbishment programme, comprising of an office and reception area to the front, ground floor workshop and mezzanine level. The property benefits from 3 phase power, kitchenette & WC facilities, 2 newly installed electric shutters and a large hard standing yard space, approx. 4,134 sq. ft which benefits from 3 container offering addition storage. Any tenant at this early stage will be able to put forward any requirements they may need for the building.

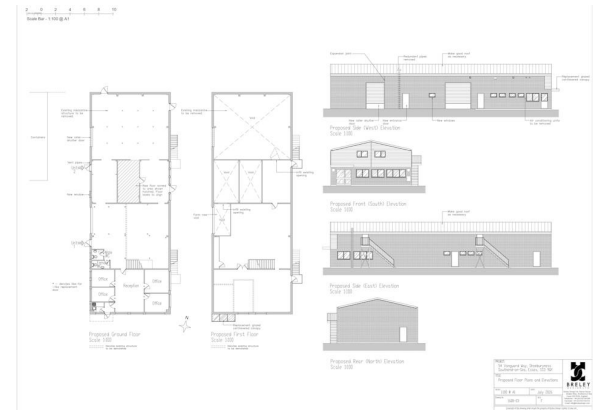
Location

The unit is situated on the popular Vanguard Industrial Estate situated within close proximity to the A127 & A13.

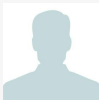
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure
Ground - Offices & Reception	673.80	62.60	To Let
Ground - Workshop	2,768.50	257.20	To Let
Mezzanine	1,791.22	166.41	To Let
Outdoor - 3 x Containers	969	90.02	To Let
Total	6,202.52	576.23	



Viewing & Further Information



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