



Unit 2

54 Vanguard Way, Shoeburyness, Southend-on-Sea, SS3 9QY

**TO LET, INDUSTRIAL UNIT,
OFFICES, MEZZANINE,
APPROX. 2,133.4 SQ. FT.**

2,133.40 sq ft
(198.20 sq m)

- Secure Gated Yard Space
- WC & Kitchenette Facilities
- 3 Phase Power
- Undergoing Extensive Refurbishment
- New FRI Lease Available
- Motor Trade Applicants Accepted

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Summary

Available Size	2,133.40 sq ft
Rent	£22,620 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, newly installed electric shutters and a large hard standing yard space. 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.

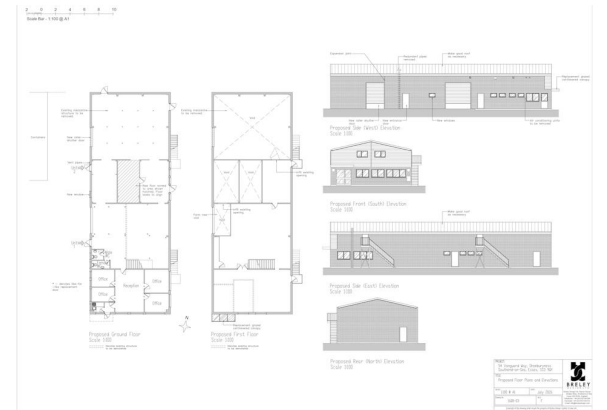
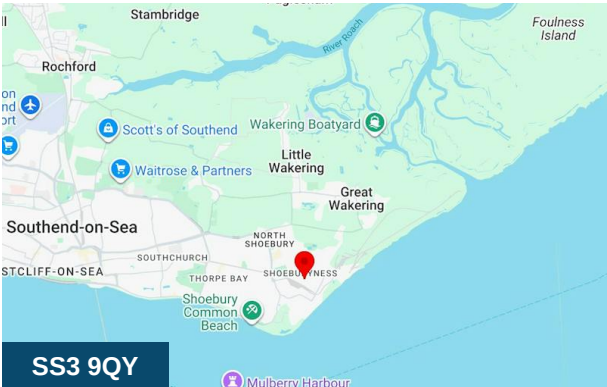
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure
Ground - Mezzanine	2,133.40	198.20	To Let
Total	2,133.40	198.20	

Terms

The premises is available by way of a new FRI lease subject to a commencing rent of £22,620.



Viewing & Further Information



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