

# GREAT WAKERING



# TO LET

**9 Star Lane,  
Industrial Estate,  
Great Wakering,  
Essex SS3 0PJ**

**INDUSTRIAL UNIT WITH OFFICE  
1,988 SQ. FT. (184 SQ.M)**



**ESTABLISHED INDUSTRIAL  
ESTATE**



**SEPARATE OFFICE SPACE**



**ROLLER SHUTTER LOADING  
ACCESS**



**NEW LEASE AVAILABLE**



**RENT FROM ONLY £18,000 PER  
ANNUM EXCLUSIVE**



**Ayers & Cruiks**  
COMMERCIAL

**t. +44 (0)1702 343060**  
**w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)**

# DESCRIPTION AND LOCATION

The Star Lane Industrial Estate is located to the Northeast of Southend on Sea approx. 5 miles from Southend Town Centre and comprises a small estate of industrial users.

The unit comprises of office space and loading access from a roller shutter door onto a concrete forecourt area. It also has a kitchen and W.C's.



## ACCOMMODATION

Industrial	1,696.5 SQ. FT. (157.6 SQ.M.)
Office	291.5 SQ. FT. (27 SQ. M.)

**Total approx. area 1,988 SQ. FT. (184 SQ. M.)**

Max Eaves: 4.66 m

Min Eaves 3.48 m

## EPC

EPC rating of C-73

## BUSINESS RATES (2022/2023)

Rateable Value	UBR	Rates Payable
£8,875	49.9	£4,428.6 pa

Interested parties are advised to confirm the rating liability with Castle Point Council.

## LEGAL COSTS

Each party responsible for their own legal costs

## RENT

Rent from £18,000 , plus VAT if applicable plus VAT if applicable

## TENURE

Leasehold

## VIEWING

For further information and viewings, please contact **Ayers & Cruiks**.



## Misrepresentation Act 1967

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**a. 86-88 Baxter Avenue**  
**Southend on Sea**  
**Essex SS2 6HZ**