

LEIGH-ON-SEA



TO LET

16 Brunel Road,
Leigh-On-Sea,
Essex SS9 5JL

YARD

60,914 SQ. FT. (5,659 SQ.M)
1.40 ACRES



JUST OFF OF PROGRESS ROAD
AND A127



MAINLY HARD SURFACED YARD



DOUBLE PALISADE GATES
FROM BRUNEL ROAD



NEW LEASE AVAILABLE



RENT ONLY £60,000 PER
ANNUM, EXCLUSIVE



Ayers & Cruiks
COMMERCIAL

t. +44 (0)1702 343060
w. ayerscruiks.co.uk

DESCRIPTION AND LOCATION

Secure fenced yard situated just off of Progress Road, providing excellent road connections to the A127, A13, A130, A12 and in turn the M25.

The yard is mainly hard standing and is approached via double palisade gates from Brunel road.



ACCOMMODATION

Yard 60,914 SQ.FT. (5,659 SQ.M) 1.40 acres

At maximums approx:

49.75 wide x 119.50 deep

RENT

Only **£60,000** per annum, exclusive plus VAT if applicable

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's reasonable legal costs.



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES (2022/2023)

Interested parties are advised to confirm their own enquiries to contact Southend Council on 01702 215000.

TENURE

Leasehold

TERMS

Available upon a new full repairing and insuring lease. For a maximum of 5 years, subject to covenant strength.

Lease to be excluded from the security and tenure provisions of the Landlord & Tenant Act 1954.

USE

All applicants are advised to confirm whether planning consent will be required for their proposed use and if so, this must be obtained by the Tenant at their own cost.

VIEWING

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



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