TO LET

Open Storage Yards
Various Sizes Available

18,295 - 57,063 sq. ft. (0.42 - 1.31 acres)

YARD SPACE

Progress Road, Leigh-On-Sea, Essex, SS9 5RP



- Various Sized Yards
- Established Business Location
- Secure Palisade Fencing
- Flexible Lease Terms
- Gated Access
- Water & Electricity Supply
- Excellent Road Connections to A127
- New Lease

KEMSLEY LLP
PROPERTY CONSULTANTS
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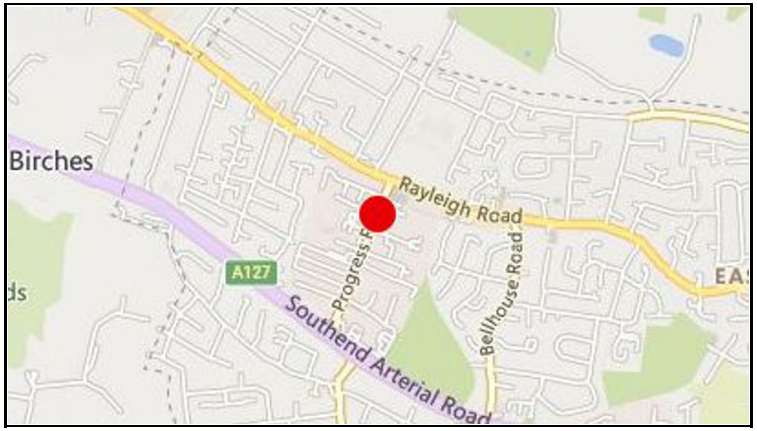





LOCATION
The yards occupy a convenient position on Progress Road, Leigh-on-Sea, offering excellent accessibility to the local road network and wider South Essex. Located within Leigh-on-Sea, the site also benefits from nearby public transport links, including bus routes and Leigh-on-Sea railway station, providing direct access to London and surrounding towns.

DESCRIPTION
Various open storage yards with a mixture of areas comprising concrete and compressed hard standing. The plots range from 0.42 acres up to 1.31 acres if combined. The yards are gated with direct access from Progress Road, with secure palisade fencing. We understand they are equipped with both electricity and water supply.

ACCOMMODATION

Plot 1	LET
Plot 2	18,295 sq. ft. (0.42 Acres)
Plot 3	38,768 sq. ft. (0.89 Acres)
Plot 4	LET
Total	**57,063 sq. ft. (1.31 Acres)**

The above floor areas are approximate and have been measured on a gross external basis.

TENURE
The yards are available on a new full repairing and insuring lease for a term to be agreed.

RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
An EPC is not required.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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