TO LET

Light Industrial / Warehouse

1,551 - 3,106 sq. ft. (144 - 289 m²)

UNIT 11, VICTORIA BUSINESS PARK

Short Street, Southend-On-Sea, Essex, SS2 5BY



- 6m Electric Roller Shutter
- Established Business Park
- Allocated Car Parking (5 Vehicles)
- Full Mezzanine
- City Centre Location
- Short Distance to A127 & Southend Victoria Station

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION
Situated within the established Victoria Business Park, within close proximity to Southend-on-Sea city centre, and just north of Queensway. The location is a recognised business and industrial area, with unit being only a short distance to the A127, providing good access to the main arterial roads, leading to its junction with the A13 and A130.

Southend-on-Sea city centre is only a few minutes walk away offering nearby local amenities, bars, restaurants & leisure, with the Victoria Shopping Centre located just the other side of Queensway. Southend Victoria train station is within close proximity offering services to London Liverpool Street.

DESCRIPTION
Unit 11 occupies a prominent corner position at the entrance to Victoria Business Park. The ground floor comprises open plan workshop area with toilets. The mezzanine area offers further storage with meeting room and kitchen. The 6m electric roller shutter serves both the ground floor and mezzanine with 5 onsite allocated car parking spaces.

ACCOMMODATION

Ground Floor Workshop	1,551 sq. ft. (144 m²)
Mezzanine	1,555 sq. ft. (144 m²)
Total	**1,551-3,106 sq. ft. (144-289 m²)**

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

TENURE
The premises is available by way of effective full repairing and insuring lease upon terms to be agreed.

RENT
£26,500 per annum exclusive.

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

BUSINESS RATES
From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £24,250. Interested parties are advised to make their own enquiries of the relevant local authority.

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

EPC - The property has an EPC rating of B-48.

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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