



## **OFFERS IN THE REGION OF £2.25M ARE REQUIRED FOR OUR CLIENT'S FREEHOLD INTEREST**

### **SITUATION AND DESCRIPTION**

The property comprises of a multi vacant industrial complex on a site of about 3 acres in a water front location, along with 3.6 acres of Greenbelt grassland area to the rear of the main site.

The complex comprises 6 commercial units, all of which will be vacant upon completion. The units range in size from 2,200 sq.ft. - 5,261sq.ft.

### **EXCITING OPPORTUNITY TO PURCHASE**

**FREEHOLD OFFERS INVITED IN THE  
REGION OF £2.25M.**

## ACCOMMODATION

Strictly by prior telephone appointment

UNIT 1 - 2,428 SQ.FT.

UNIT 2 - 3,875 SQ.FT.

UNIT 3 - 2,205 SQ.FT.

UNIT 4 - 5,261 SQ.FT. (INCLUDING FIRST FLOOR)

UNIT 5 - 4,762 SQ.FT.

UNIT 6 - 4,958 SQ.FT. (INCLUDING FIRST FLOOR)

FIELD TO THE REAR - 3.6 ACRES (GREENBELT GRASSLAND AREA TO THE REAR OF THE MAIN SITE).

## DESCRIPTION

A multi industrial complex, comprising 6 vacant units, along with 3.6 acres of Greenbelt grassland area to the rear of the main site.

## RATEABLE VALUE

The units are individually assessed for the purposes of business rates.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

Offers in the region of £2.25m are required for our client's freehold interest in this site and with the benefit of the 3.6 acres of Greenbelt grassland area to the rear of the main site.

## VIEWING

Hair & Son – 01702 394959

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[www.hairandson.co.uk](http://www.hairandson.co.uk)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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