



RENT - £9,576 PER ANNUM
£798PCM

SITUATION AND DESCRIPTION

the existing lease (tenant has vacated)
FLEXIBLE LEASE TERMS.

The property comprises of a workshop/ industrial unit located on The Old Maltings Industrial Estate in Battlesbridge. . The premises benefits from a electric shutter and personal door to the front. The premises does not include W/C, however there are communal W/C's at the rear of the estate.

Available subject to early surrender of

ACCOMMODATION

WORKSHOP 36'55" x 26'18"
COMMUNAL W/C

GROSS INTERNAL AREA: 957 SQ.FT.

DESCRIPTION

A small industrial/storage unit, the premises does benefit from insulation installed by the current tenant along with Aircon.

RATEABLE VALUE

The rateable value for the current year (from April 2023) is £11,000 chargeable at 49.6p in the pound.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £??? per calendar month exclusive.

VIEWING

By prior telephone appointment via Hair & Son: 01702 394959 (Option 3).

Hair & Son – 01702 394959

www.hairandson.co.uk

%epcGraph_c_1_175%

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

Commercial Dept.
190 London Road
Southend-on-Sea,
Essex. SS1 1PJ

