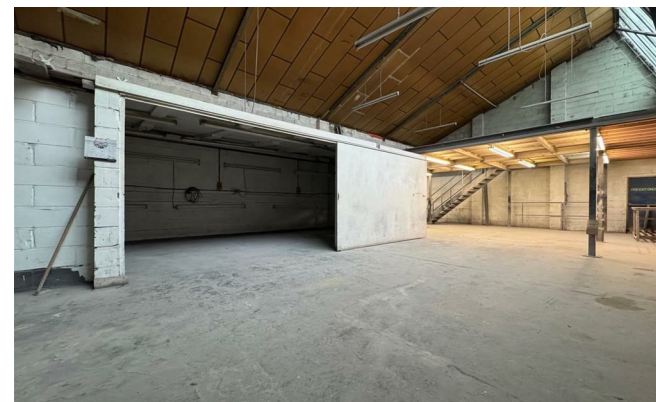


## Unit 12 Stock Road, Southend-On-Sea, Essex, SS2 5QN Rent - £12,000 Per Annum (£1,000 PCM)

Hair & Son are offering to the market this lock up industrial unit to let which is situated within Stock Industrial Park, Southend-On-Sea off of Stock Road. The premises boasts a main warehouse space totalling: 1,451 SQ.FT (135 SQ.M) with additional mezzanine storage, communal male & female W/C's and 2 x allocated parking spaces (additional spaces may be available upon request & cost). Additional benefits include 3 phase electricity supply and roller shutter access (minimum height of 11').

The premises is uniquely located and shares an accessway with one other user for direct access into the premises. The Unit has previously been used for vehicle spraying and repairs but may suit a variety of uses (subject to the Landlords consent).





### Full Description

A lock up industrial premises comprising of a main warehouse space totalling: 1,451 SQ.FT (135 SQ.M) with additional mezzanine storage, communal male & female W/C's and 2 x allocated parking spaces (additional spaces may be available upon request & cost). Additional benefits include 3 phase electricity supply and roller shutter access (minimum height of 11').

### accommodation

MAIN WAREHOUSE SPACE: 48' x 29'4"  
(INCORPORATING PARTITIONED STORAGE  
AREA: 347 SQ.FT (32 SQ.M)

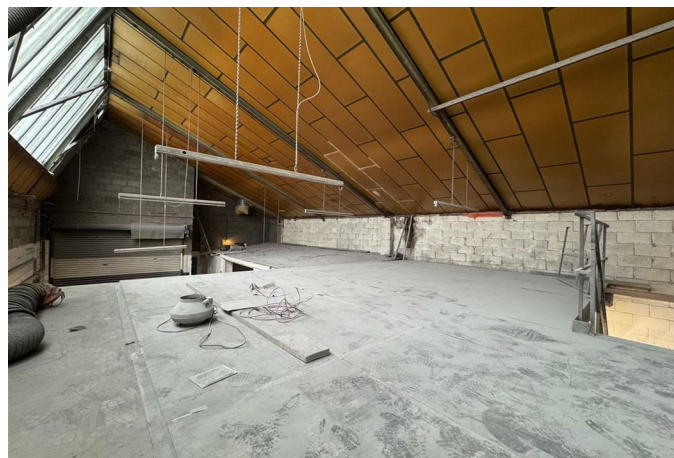
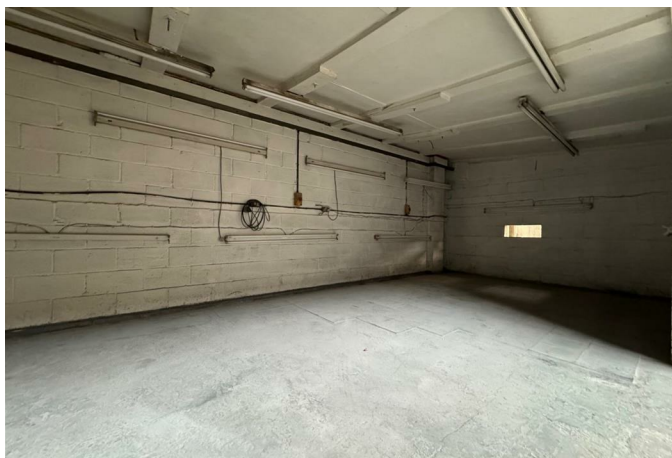
ADDITIONAL OFFICE/STORAGE AREA: 3'9" X  
10'7"

MEZZANINE: 29'4" X 22'3"

GROSS INTERNAL FLOOR AREA: 1,451 SQ.FT  
(135 SQ.M) (EXCLUDING MEZZANINE)

### Location

Located within Stock Industrial Park off of  
Stock Road, Southend-On-Sea.



## Services

Mains Electricity (3 phase) & water.

Communal Male & Female W/C's

## Terms

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £12,000 Per Annum (£1,000 PCM).

## Viewing

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

## Rates

The premises is rated as industrial. The rateable value from April 2026 is £9,900. Small business rate relief may apply.

## Legal Costs

The ingoing Tenant is to be responsible legal fees relating to the preparation of the Law Society lease agreement at £350 plus VAT.

## Service Charge

The lease will provide for the recovery of service charge for items in common with Stock Industrial Park.

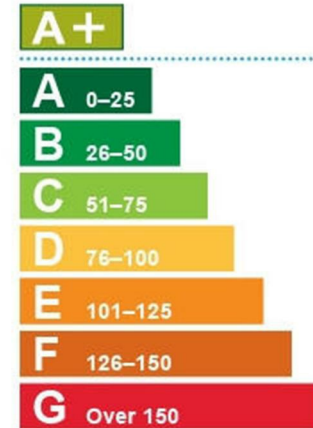
## Parking Notes

2 x allocated parking spaces (additional spaces may be available upon request & cost)

## Planning

B1/B8

More energy efficient

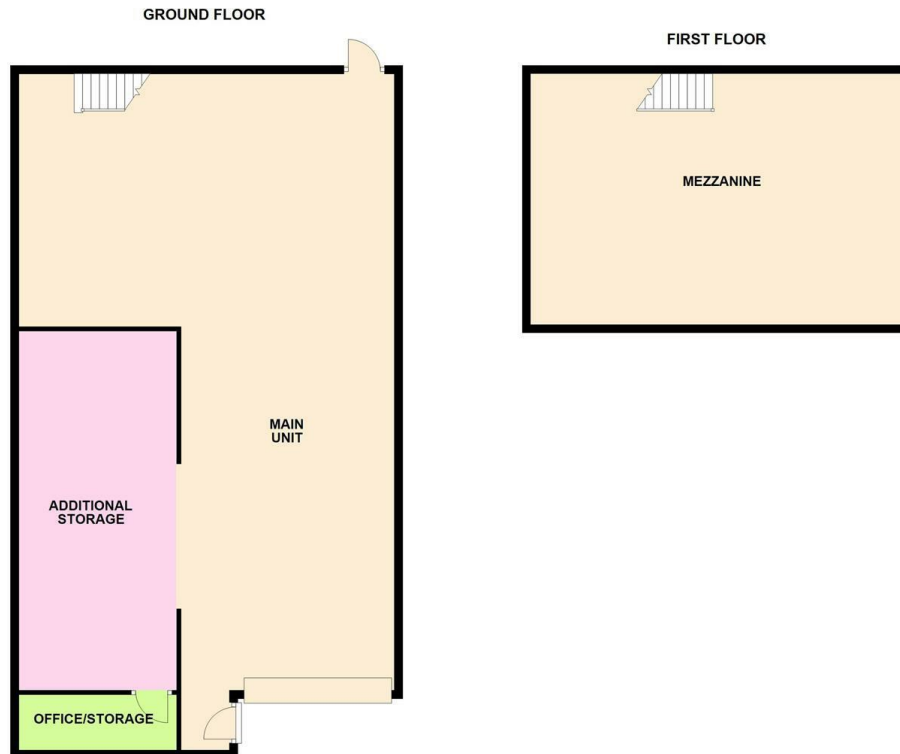


Net zero CO<sub>2</sub> emissions

57 This is how energy efficient the building is.

Less energy efficient

Local Authority  
Council Tax Band **Exempt**  
EPC Rating



12 STOCK IND EST, SOUTHEND-ON-SEA

### Commercial Office

190 London Road, Southend-On-Sea,  
Essex, SS1 1PJ

### Contact

01702 394959

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.