



Farriers Way
Temple Farm Industrial Estate, Southend-on-Sea SS2 5RY

£10,000 Per Annum



Full Description

The premises comprise a small workshop located on the popular Temple Farm Industrial Estate, most recently used for mechanical vehicle repairs & storage but suitable for other industrial uses (subject to Landlords consent). The occupier of these premises has exclusive rights to use the forecourt to the front of these premises.

accommodation

WORKSHOP 18'1" X 35'1" (incorporating internal w.c.)

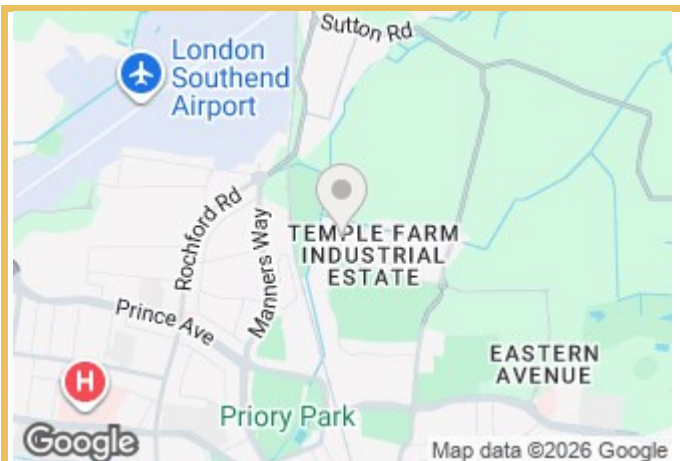
GROSS INTERNAL FLOOR AREA 635 SQ.FT. (59 SQ.M)

Location

The premises are located on Farriers Way which is within the popular Temple Farm Industrial Estate, Southend-On-Sea.

Terms

The premises are offered on the basis of a new Law Society lease for a term to be agreed at a rent of £10,000.00 Per Annum Exclusive.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Prior telephone appointment via Hair & Son Commercial: 01702 394959 (Option 3).

Rates

The April 2026 to Present Rateable Value is £9,700 which is chargeable at 49.6p in the pound for the current rating year.

VAT

The property is not VAT elected.

Legal Costs

The lease is prepared in house and the ingoing tenant is to meet the costs of its' preparation in the sum of £350 + VAT.

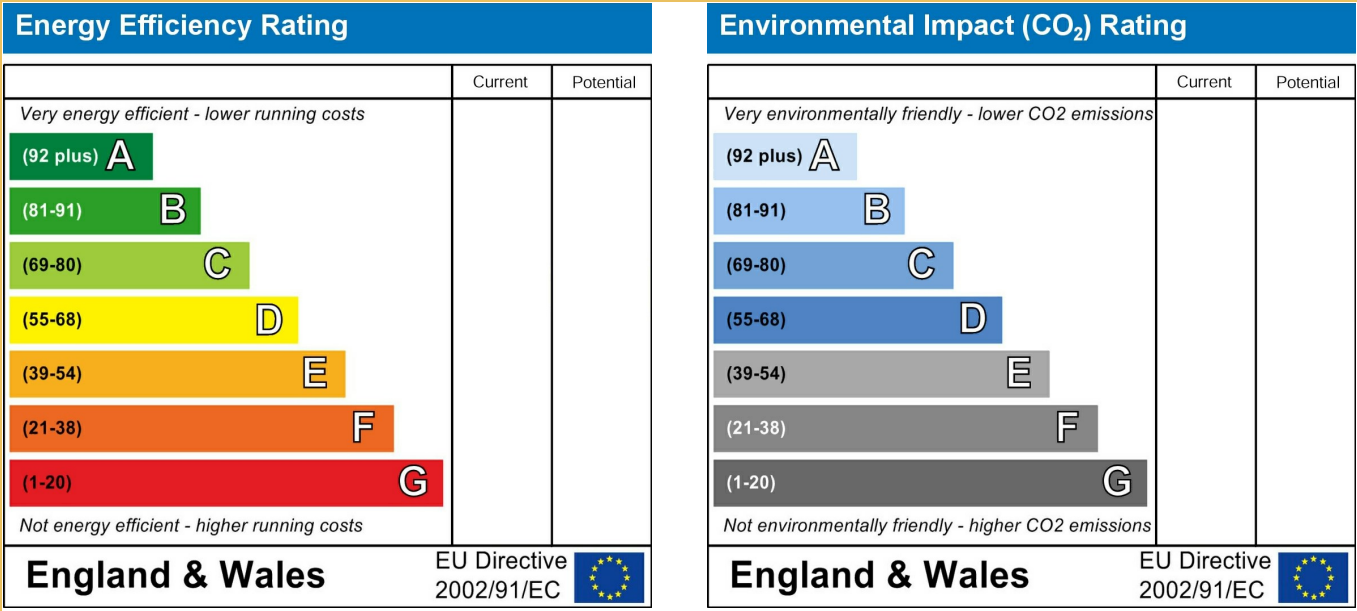
Service Charge

The lease will contain the provision for recovery of an estate service charge.

Parking Notes

Parking on the forecourt to the front of the premises.

Local Authority
Council Tax Band
EPC Rating



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.