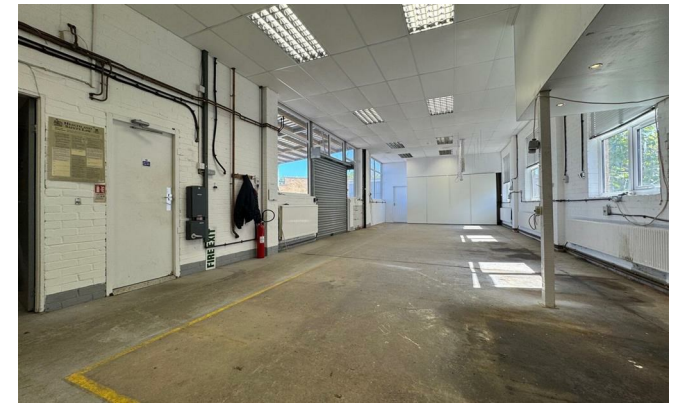


HS HAIR & SON



16 Towerfield Close, Shoeburyness, Essex, SS9 3QP

Price - £450,000 - Freehold

- Freehold Industrial Premises With First Floor Offices
- Well Presented First Floor Offices
- 6 Allocated Parking Spaces
- Could Be Split To Offer Alternative Income Streams



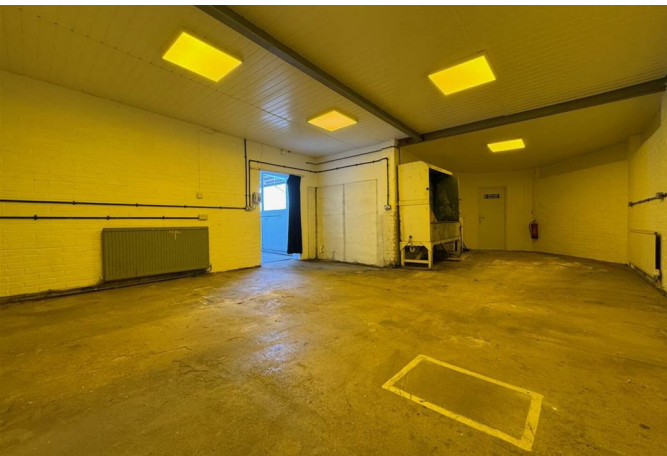
Hair & Son are delighted to offer to the market this Freehold industrial premises offering ample storage & manufacturing space with well presented first floor offices and 6 allocated parking spaces to the front.

The premises is a great opportunity as a potential investment to be let as a whole with a projected annual income of £35,000 Per Annum. Otherwise the premises offers the possibility to divide into multiple self-contained units, containing offices, manufacturing and storage facilities.

The ground floor provides a gross area of 2,853 SQ.FT (265 SQ.M) of storage/manufacturing space whilst the first floor offers 1,178 SQ.FT (109.5 SQ.M) of well presented offices.

The first floor has been recently decorated by our client offering wood laminate flooring to the front offices, LED spotlight lighting, Air Conditioning (first floor front offices only) and gas central heating throughout.

Our client has completed general building improvements which include Double Glazed windows throughout, recent flat roof covering replacements and a newly constructed lean to offering external undercover storage/parking.



Our client also owns a separate plot of land to the front which provides planning permission for a detached two-storey building which is available for discussion by separate negotiation.

Entrance Hall
6' X 16'

MALE W/C
5'6" X 11'5"

MAIN UNIT
50'4" X 18'2"

STORAGE
17'7" X 14'6"

STORAGE
18'2" X 8'

STORAGE/WORKSHOP
13' X 11'5"

STORAGE/WORKSHOP
18'7" X 18'7"
(ADDITIONAL
AREA: 13' X 11'3")

**FRONT
STORAGE/WORKSHOP**
22'1" X 22'

W/C

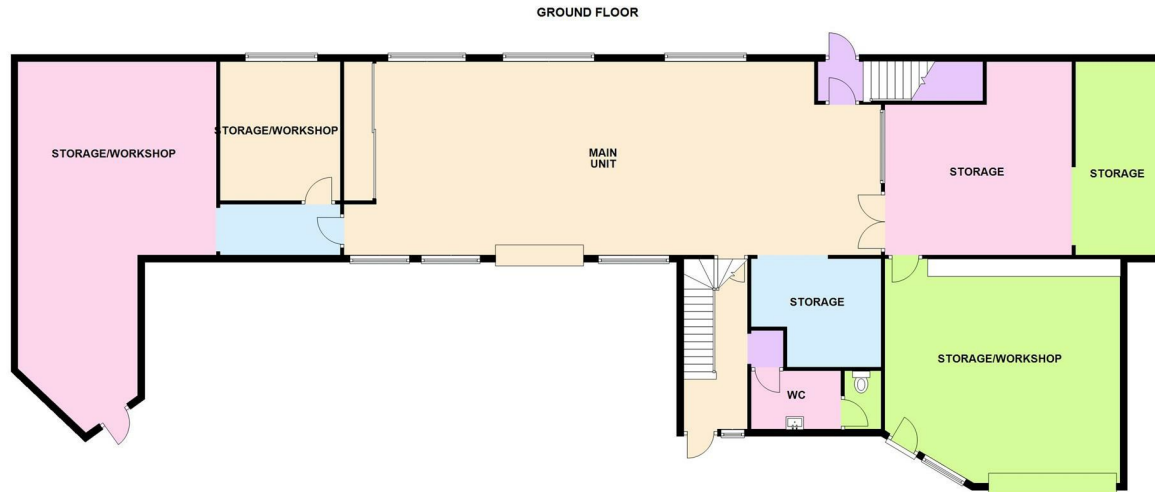
MAIN OFFICE
22'2" X 21'5"

OFFICE
11'4" X 15'2"

OFFICE/STORAGE
18'8" X 15'7"

**BREAKOUT
ROOM**
9'3" X 18'1"





16 TOWERFIELD CLOSE, SHOEBOURNESS

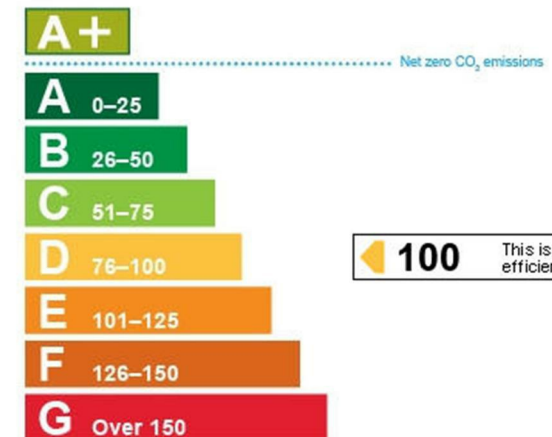
Commercial Office

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

Contact

01702 394959 (Option 3)
<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.



100 This is how energy efficient the building is.