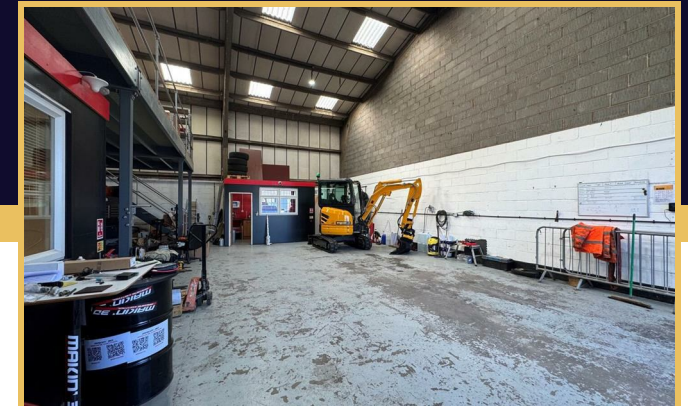




RENT - £19,500 PER ANNUM (£1,625 PCM)

Hair & Son are delighted to offer to the market this end of terraced industrial premises offering 1,847 SQ.FT (171.6 SQ.M) of internal area.

The property has been well maintained by the outgoing Tenant offering an internal office space, kitchenette and W/C facilities. There is a mezzanine which offers an additional 680 SQ.FT (63 SQ.M) of storage space which can remain in situ subject to separate negotiations with the outgoing Tenant and subject to cost.

Additional benefits of the unit include a manual roller shutter (max height of 16'5"), minimum eaves height of 20', 3 phase electricity and communal parking.

Fully available from late December 2026.



- Available December 2026
- Located in Temple Farm Estate
- GIA of 1,847 SQ.FT (171.6 SQ.M)
- 20' minimum eaves height
- Communal parking available

Located in the heart of Temple Farm Industrial Estate, Southend-On-Sea, this end of terraced industrial unit presents an excellent opportunity for businesses seeking a versatile space. Spanning a generous 1,847 SQ.FT (171.6 SQ.M), the property boasts a minimum eaves height of 20 feet.

The unit features convenient loading access at the front through a manual roller shutter. Additionally, communal parking is available.

Previously utilised for office and storage purposes, this space is adaptable and may cater to a range of industrial uses, subject to the landlord's consent.

This property will be available for occupation from late December 2026, offering prospective tenants the chance to secure a prime industrial space.

ACCOMODATION:

GROUND FLOOR GIA: 47' X 39'3" (INCORPORATING GF OFFICE, KITCHEN AREA AND W/C).

FIRST FLOOR MEZZANINE: 45' X 15'8" (MEZZANINE MAY BE AVAILABLE TO REMAIN SUBJECT TO DEPERATE NEGOTIATING WITH THE OUTGOING TENANT AND SUBJECT TO COST).

GROSS INTERNAL FLOOR AREA: 1,847 SQ.FT (171.6 SQ.M)

SERVICES:

Mains electricity (3 phase) & Mains Water.

TERMS:

To be let on a new full repairing & insuring lease for a term to be agreed at a rent of £19,500 Per Annum.

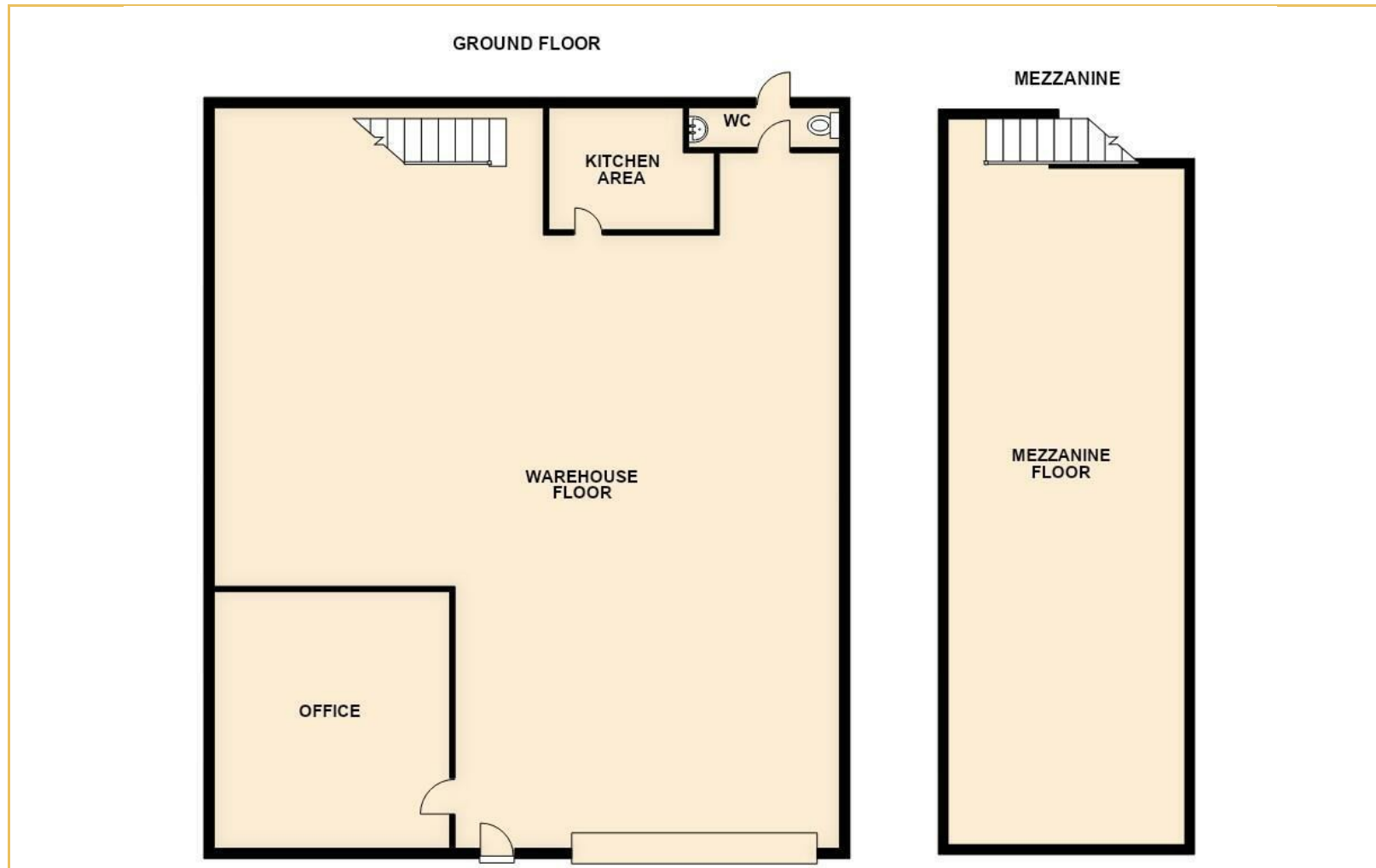
Please note that the ingoing Tenant will be responsible for the costs of preparing the Law Society Lease Agreement at a total cost of £450 plus VAT payable on completion.

BUSINESS RATES:

The April 2026 to Present rateable value is: £14,500 rated at 43.2p in the pound. Interested parties should clarify the total rates payable via the local authority - Southend City Council.

VIEWING ARRANGEMENTS:

Viewings by appointment via Hair & Son Limited (Commercial): 01702 39 49 59 (Option 3).



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.