

ROCHFORD

Unit 12a Purdeys Way, Purdeys Industrial Estate, Rochford, Essex SS4 1ND

INDUSTRIAL/LEISURE UNIT - TO LET

8,779 SQ. FT. (815 SQ. FT.)

- ⇒ Former warehouse converted into a trampoline centre
- ⇒ Established industrial estate
- ⇒ New lease available
- ⇒ Allocated car parking for 20 vehicles
- ⇒ Rent £60,000 per annum exclusive



DESCRIPTION AND LOCATION:

Situated on the eastern side of Purdeys Way close to the junction with Rochehall Way.

This modern steel frame and clad unit was built circa 2009 primarily as a retail warehouse but subsequently received a change of use for leisure and converted to a trampoline centre for which its traded as until now.

The unit has a D2 planning use so can be used for a host of leisure uses, currently fully fitted as a trampoline centre (not remaining) alternatively could be converted back to an industrial unit which would require a planning change of use that we do not envisage being a problem but would recommend interested applicants contact Rochford District Council planning department.

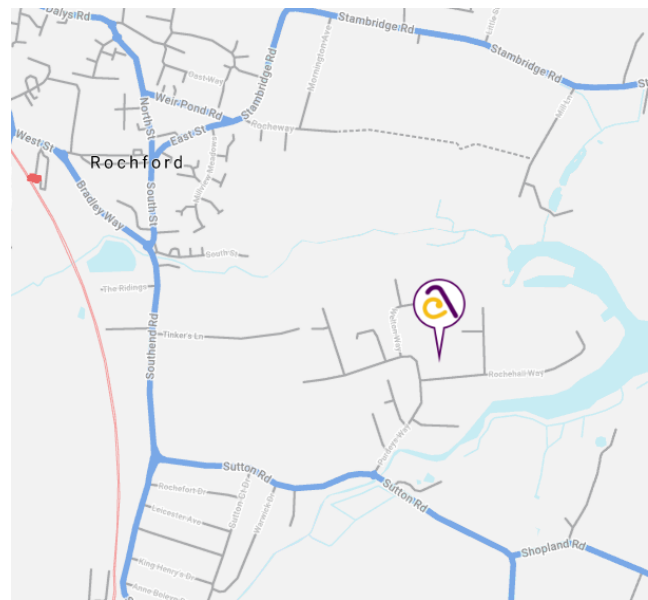
We are marketing an industrial unit that's assumed empty of all fixtures and fittings, should however a party be interested in retaining any fixtures and fittings then we can coordinate discussions between the outgoing tenant.

The unit has 17 car parking spaces to the front and 3 to the rear adjacent to the loading bay area.

ACCOMMODATION

Unit - **Total approx. area 8,778 sq.ft (815 sq.m)**
Eaves height of up to 7.7m – glazed pedestrian access to the front and loading door to rear.
Translucent roof panels

Exterior - Block paved parking area to front for up to 17 cars.
Surfaced service yard to rear with 3 further parking spaces.



RENT

£60,000 per annum exclusive, plus VAT if applicable

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES (2020/2021)

Rateable Value	UBR	Rates Payable
£58,500 pa	50.4p	£29,484 pa

Interested parties are advised to confirm the rating liability with Rochford Council.

EPC

EPC rating of D-97.

Certificate available on request.

LEGAL COSTS

Ingoing Tenant to be responsible for the Landlords legal costs.

VIEWING

For further information and viewings contact Ayers & Cruiks.



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



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