

20 Towerfield Road,  
Shoeburyness,  
Essex, SS3 9QE.

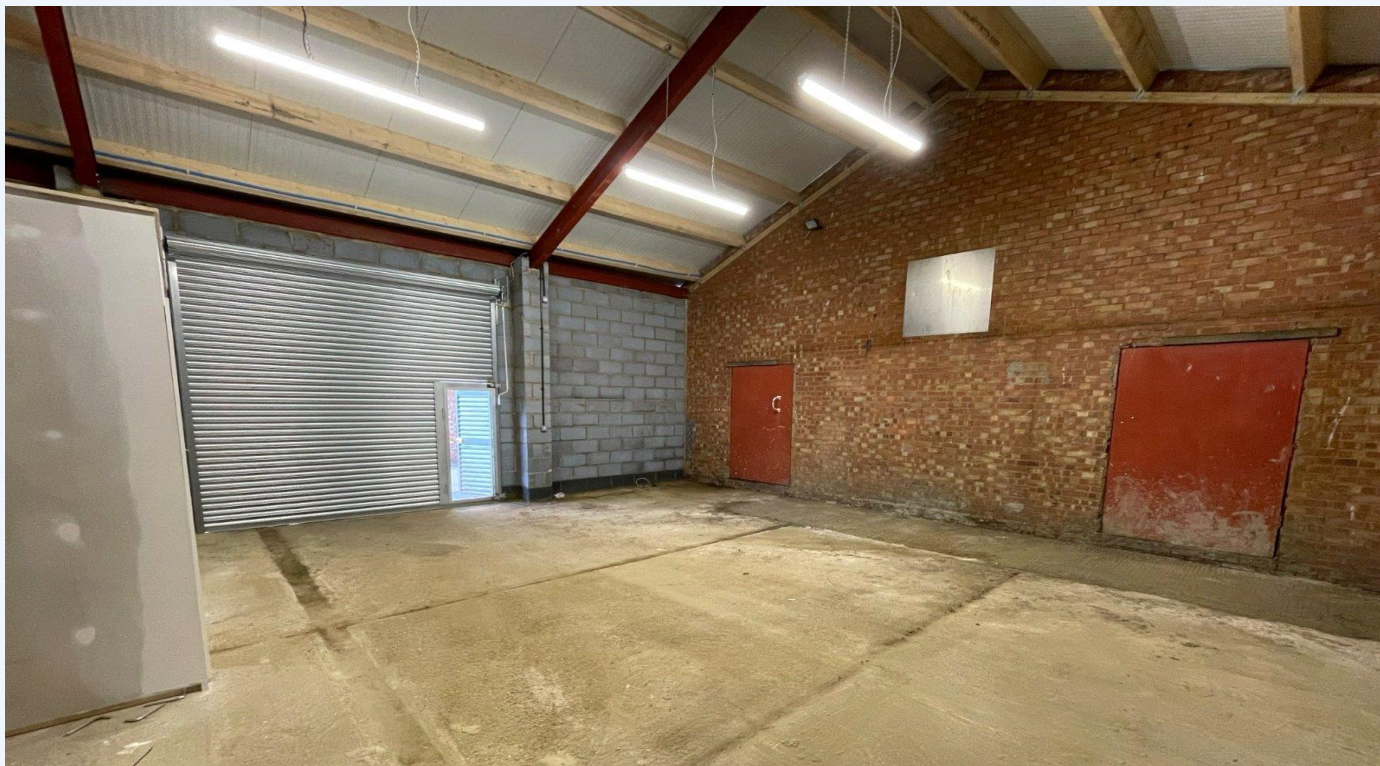


FOR SALE - FREEHOLD, INVESTMENT OPPORTUNITY, INDUSTRIAL UNITS AND OFFICES.



- Freehold Investment Opportunity
- Electric Roller Shutter
- Office Space & Light Industrial Units
- Parking to Front & Rear
- 3 Phase Power
- Each Unit contains Kitchenette & WC.

**Accommodation** The existing property has been measured on a Gross Internal (GIA) basis:  
 Ground Floor Office 920 sq. ft. Now Let £6,600 pa.  
 First Floor Office 966 sq. ft. Available  
 Total: 1,886 sq. ft.



- Unit 1 – 844 sq. ft. - Now Let at £8,000 pa
- Unit 2 – 844 sq. ft. – Now Let at £7,500 pa
- Unit 3 – 1,053 sq. ft. Now Let at £10,000 pa
- Unit 4 – 766 sq. ft. Now Let at £9,000 pa
- Unit 5 – 769 sq. ft. Now Let At £ 9,000 pa

**Business Rates** Interested parties are recommended to make their own enquiries with the Local Planning Authority. Telephone Southend Borough Council on 01702 215010.

**Planning** The properties can be used for Storage & Distribution (B8) and Office (E) purposes. Alternative uses are subject to the Landlords approval and interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with current planning policies. Full details of the approved planning application can be found on Southend Borough Councils planning portal under ref: 20/00508/FUL.

**Viewing** Strictly by appointment through Dedman Gray Commercial on 01702 311 111.

**Price: £679,995.**