

# INDUSTRIAL UNIT FOR SALE

**APPROX 6,201 Sq Ft (576.07 Sq M)**



**Unit 1  
R/O 555 Sutton Road  
Southend On Sea  
Essex  
SS2 5FB**

**Location:**

The property is located on the established Stock Road Industrial Area close to its junction with Sutton Road providing good access to Eastern Avenue/Priory Crescent (A1159) and Prince Avenue (A127) close by.

**Description:**

Open plan warehouse/factory unit of brick and block construction with pitched roofs and eaves rising 4.15m to 10.7m. The unit has access via 3.0m metal roller shutter door along with office. W.C.'s additional store/garage, loading area and seven allocated car parking spaces to yard to front. The current tenants have a one year lease from 1st August 2017 at a rent of £19,500 per annum.

**Accommodation:**

The premises have been measured on a gross internal basis.

Main Warehouse:	5,909 Sq Ft	594.95 Sq M
Store/Garage:	292 Sq Ft	27.12 Sq M
Kitchen		
Toilet		

Total Area:	6,201 Sq Ft	576.07 Sq M
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**Features:**

- Good Access to A127
- Car Parking and Loading Area
- Kitchen & Toilet

**Price:**

£250,000 for the Freehold exclusive.

**Business Rates:**

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).  
Rateable Value £25,000

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Planning:**

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.