

To Let

4 The Forum, Temple Farm Industrial Estate, Coopers Way, Southend-On-Sea, Essex, SS2 5TE

5,088 sq ft (472.69 sq m) GIA

- Ground & First floor offices
- Eaves - 7m rising to 8.3m
- Good loading and car parking
- Loading door - 4m width x 4.8m
- Adjacent to Plumb Center Parts Centre



Location

The Forum is located to the north of Southend Town Centre, a short distance from the A127 Arterial Road. An end of terrace industrial unit situated on the popular and well established Temple Farm Industrial Estate and positioned at the junction of Sutton Road and Chandlers Way.

Amenities

- Eaves - 7m rising to 8.3m
- Loading door - 4m width - 4.859 height
- High bay warehouse lighting
- First floor office

Accommodation

	Sq Ft	Sq M
Ground Floor Industrial	4,141.8	384.78
First Floor Office inc. W/C facilities	946.9	87.97
TOTAL	5,088	472.75

Transport / Distance

Trains	
Southend Airport	0.5 miles
Prittlewell	0.8 miles
Rochford	1.4 miles

Airport	
London Southend Airport	0.8 miles
London City	28.3 miles
London Stansted	30.1 miles

Ferry Ports	
Tilbury Dock	16.6 miles
London Gateway	19.2 miles

EPC

This property has been graded as 98 D.

Rent

£6.25 per sq ft

Business Rates

Rates Payable (2017/2018): £26,000 per annum

Description: Warehouse & premises (effective date 1 April 2017)

Service Charge

£3,621.04 per annum

Service charge to June 2018



Contacts

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