

8,36 & 37 Star Lane Industrial Estate
Great Wakering
Southend
Essex SS3 0PJ



FOR SALE – FREEHOLD
COMMERCIAL INVESTMENT CURRENTLY PRODUCING £70,000 p.a.
YARD & PREMISES ON A SITE OF APPROX 0.585



8,36 & 37 Star Lane Industrial Estate, Great Wakering, Essex, SS3 0PJ

Yard & buildings on a secure site of approx. 0.585 acres currently let to Sortera for use as a Transport Depot. This occupation is by virtue of a 15-year lease expiring in 2038 which is subject to 5 yearly reviews and a current passing rent of £70,000 per annum

The premises are located on the Star Lane Industrial Estate, an established commercial area which is located approx. approx. 3 miles north-east of Southend-on-Sea City Centre, and enjoys good access to the A127 Southend Arterial Road via the B1017 and A13.



Accommodation

A full measured survey has not been undertaken, and the summary of approx. floor areas are based on a desk top review of information obtained from other sources.

Yard	18,280 sq ft	(1,698 sq ms)
Buildings	6,255 sq ft	(581 sq ms)
Canopy	715 sq ft	(66 sq ms)
Site Area	0.585 acre	(0.24 Hectares)

Key Features

- Investment Sale
- Freehold
- Yard & Buildings
- Established Industrial Location
- 15 year lease expiring 2038 with 5 yearly rent reviews
- Transport Depot
- Current Rent £70,000 p.a.

Terms

The site is let to Sortera for use as a Transport Depot. This occupation is by virtue of a 15-year lease expiring in 2038 which is subject to 5 yearly reviews and a current passing rent of £70,000 per annum.

Offers in the region of £1,050,000 are sought for the freehold interest. We are advised that the property has been elected for VAT.

Business Rates

The site appears on the 2023 Rating List as “workshop & premises” with an adopted rateable value of £51,500.

Commercial Energy Performance Certificate

The premises have a Commercial Energy Performance Certificate (EPC) rating of C-75, valid until 28th February 2033.

**PRICE: £1,050,000
(plus VAT).**



Legal Costs

Each Party to bear their own.

Viewing Arrangements

Strictly via the Sole Selling Agents, Dedman Gray Commercial.

For more information or to arrange a viewing please contact:

Roy Horton

DD: 01702 311039

E: royhorton@dedmangray.co.uk



13 Nelson Street, Southend, Essex, SS1 1EF Tel: 01702 311039 E: royhorton@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

