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## **Unit 3, Baron Court Chandlers Way Temple Farm Industrial Estate Southend-on-Sea Essex SS2 5SE**

Amco Agency Ltd are instructed to sell this long leasehold property on behalf on the directors.

Circa 425 Sq metres overall the property benefits from a very large Mezzanine floor fully converted to a large open plan office and three Manager's offices. This Mezzanine floor area covers approximately 60% of the ground floor.

The upper floor also benefits from Male and Female toilets with a self contained kitchen area. Central Heating is by gas fired boiler. The floor is carpeted.

On the lower floor there is a reception area with a disabled toilet and a wide staircase with wooden balustrades. An entry phone and building alarm is also present.

The Ground floor warehouse / production area has a roller shutter door with a full height area the width of the door. There is heating by an overhead space heater. There is a three Phase Electricity Supply.

All services are connected. The building was fully renovated in 2006 when a 979 Year Lease commenced. We are advised there is no ground rent payable and that there are no annual service charges levied for the maintenance of estate. The rateable value is £11,946 pa

We are seeking offers with guide price of £320,000. The property is available now with vacant possession.

Contact Michael Charles 07973 600500

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