



ROCHFORD 1

ROCHEHALL WAY | PURDEYS INDUSTRIAL ESTATE | ROCHFORD | ESSEX SS4 1JU

**SUBSTANTIAL DETACHED FACTORY PREMISES
WITH TWO STOREY OFFICES AND ANCILLARY STORES TO LET/FOR SALE**

TOTAL AREA APPROX. 167,008 SQ FT 15,516 SQ M



• SURFACE LEVEL LOADING DOORS • CANOPIES TO 2 DOORS • WARM AIR BLOWERS TO FACTORY • SUBSTANTIAL POWER SUPPLY • MIN. EAVES 6.6M RISING TO 8.8M • SITE AREA APPROX 5.86 ACRES

DESCRIPTION

The property comprises a substantial factory built in 1992. The main factory is of steel portal frame construction built in three bays with two rows of supporting steel stanchions. The property is clad in profile metal sheets and the floor is of reinforced concrete. Loading is via three roller shutter doors to the northern elevation with two of the doors enclosed by three-sided steel canopies incorporating roller shutter doors.

On the eastern elevation is additional two storey accommodation providing stores and offices. At the southern elevation there is a two storey adjoining office with brick external elevations and UPVC double glazed windows. The ground floor provides a canteen, WCs, washing areas and offices with the first floor providing additional WC facilities and a series of offices.

Externally, the property has yard and circulation space to all elevations with car parking outside the offices for approximately 40 vehicles and a further 40 along the flank elevations. A maximum yard depth to the northern elevation of 22 metres is provided.





LOCATION

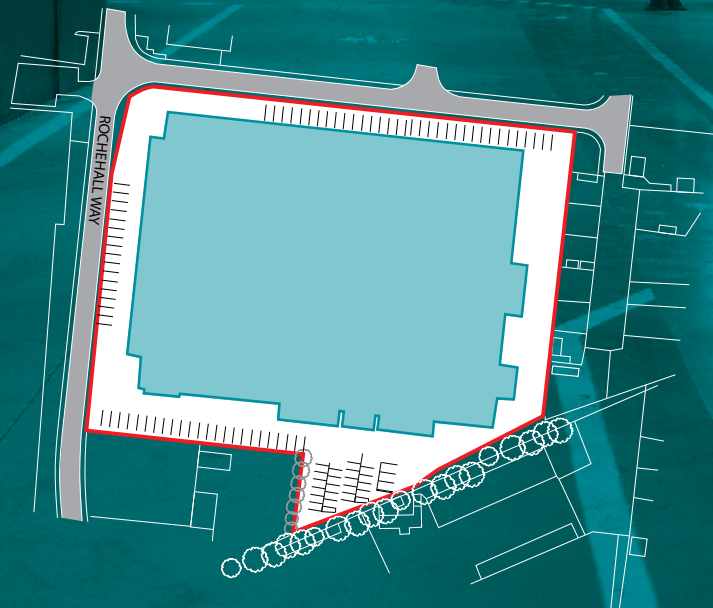
The property is located on the popular and established Purdeys Industrial Estate on the north side of Rochehall Way at its junction with Millhead Way. The estate is immediately to the east of London Southend Airport, south of Rochford town centre and to the north of Southend town centre.

The estate is accessed off Sutton Road which connects with Southend Road and Rochford Road providing access to the A127 which connects to the M25 motorway and national motorway network some 18 miles to the west.

Local amenities are provided at Rochford town centre where there is a main line railway station providing a regular service to London Liverpool Street and also at London Southend airport.

ACCOMMODATION

UNIT	SQ FT	SQ M
Factory	149,338	13,873.9
Two storey offices	10,364	962.8
Ancillary accommodation	4,494	417.5
Compressor house	795	74.0
TOTAL	167,008	15,515.6



LONDON SOUTHEND AIRPORT





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TERMS

The property is available either to let on Full Repairing and Insuring terms to be agreed or alternatively for sale freehold. Rent and price on application.

RATEABLE VALUE

There is currently a combined rating assessment for the building Rochford 1 and Rochford 2 (large factory opposite) and a separate assessment will be necessary. Interested applicants are advised to verify the rating assessment by contacting Southend Council on 01702 215000.

ENERGY PERFORMANCE CERTIFICATE

From an internet enquiry of the Non-Domestic Energy Performance Rating website we understand that Factory 1 has an EPC rating of C71.

DRIVING

	miles	mins
Rochford Station	1.6	6
A127	2.3	8
Basildon	12.7	26
A12	17	28
M25 (J29)	20.6	33
Chelmsford	21	36
London	43	82



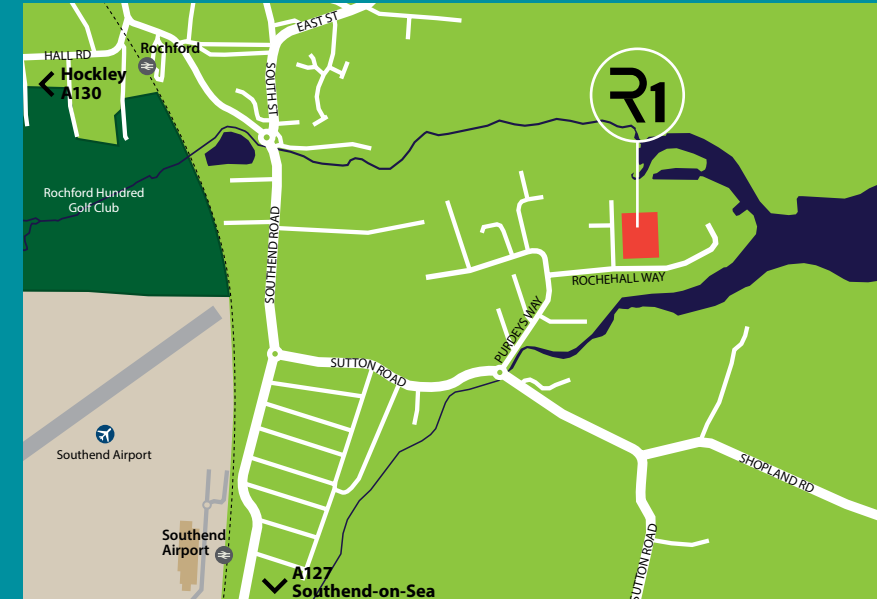
VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP
Jim O'Connell / Dan Wink.



Jim O'Connell
07768 070 248
j.oconnell@glenny.co.uk

Dan Wink
07717 545 532
d.wink@glenny.co.uk



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