

FOR SALE

INDUSTRIAL UNIT

APPROX 1,400 Sq Ft (130.06 Sq M)



14 Imperial Park Industrial Estate
Rawreth Lane
Rayleigh
Essex
SS6 9RS

Location:

Imperial Park is situated immediately off Rawreth Lane, Rayleigh, just east of the A130 main trunk road giving easy access to the A127, A12 and M25 and is approximately 1 ½ miles west of Rayleigh Town Centre.

Description:

This mid terraced industrial unit benefits from a manually operated roller shutter door with independent entrance door. The ground floor is open plan with two toilets and electrical cupboard with 3 phase electric supply and gas supply in situ. Stairs leading to first floor has an open plan area with two storage rooms, one to the rear and the other to left hand side.

Accommodation:

The premises have been measured on a gross internal basis.

Ground Floor: 1,400 Sq Ft 130.06 Sq M

Toilets

First Floor: 1,400 Sq Ft 130.06 Sq M

Total Area: 2,800 Sq Ft (260.12 Sq M)

Features:

- Ground and First Floor Levels
- LED Lighting to both Floors
- Three Phase Electric
- Two Toilets
- Gas Supply In Situ

Price:

£295,000 for the Freehold + VAT exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Rochford Borough Council or via www.voa.gov.uk.

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.