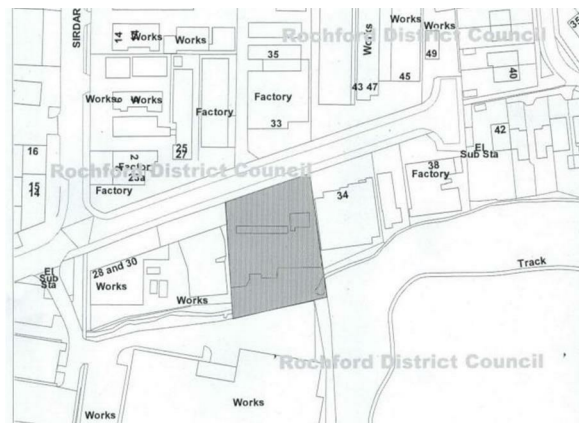


32 Brook Road, Rayleigh, SS6 7XN  
Guide Price £750,000

**bear**  
*Estate Agents*





# 32 Brook Road, Rayleigh, SS6 7XN

## Guide Price £750,000

INDUSTRIAL DEVELOPMENT OPEN TO AN OPTION AGREEMENT. Situated in the highly sought after Brook Road industrial estate, Bear are pleased to bring to the market an amazing opportunity to build an office in prime location. There is also a potential to split the title should you require a smaller site. With planning permission previously passed, (however this has now expired and all interested parties are encouraged to make their own enquiries with the local council). Freehold industrial development opportunity situated within a well established and popular industrial estate along Brook Road, Rayleigh Sitting on a plot of approximately 0.42 acres, and will be sold vacant.

### Premises

The site is open to an option agreement to allow a prospective buyer to draw up their own plans for the site and the purchase will only go forward once planning approval has been granted. The site comprises of a concrete and tarmac area with storage containers and parking covering a site size of approx. 0.41 acres. Metal fence surround with a gated access to front and parking to rear, with the rear parking area currently being rented to Oxygen and front area of site currently being rented for storage, however will be vacant on sale.

There is potential to renew current agreement, redevelop into an office building or warehouse (stpp). Buyers are encouraged to enquire direct with Rochford Council and local architects.

### Location

Situated in the town of CENTRE of BROOK ROAD Industrial Estate in Rayleigh is this prime opportunity to purchase a site in a prominent location in the centre of the commercial development of Brook Road.

Rayleigh is traditionally a market Town and has grown rapidly in the last few years for residential and commercial industries. With Brook Road being located next to the A127, it is an ideal location for a commercial business to develop and grow with access to train line with direct travel to London Liverpool Street and also giving a variety of options for travel and commercial distribution.

Situated just 37 Miles east of London and 15 miles South of Chelmsford City Centre too, road links are prime for the location with access to the A13, M25, A127 and A130

### Situation

The Site occupies a prominent position in the centre of Brook Road Industrial estate. The site sits on 0.46 of an acre and is currently being rented on a rolling monthly basis for the rental of the car park to the rear and with a vast Frontage of approximately 74

Metres. Previously the site had plans passed for a commercial office building spanning over 4 floors, which we have contacted local architects and the local council who are keen for this to be resubmitted (STPP)

With a dominant frontage and location, the site is offered on a vacant possession basis.

### Demographics

Rayleigh has a growing population of approximately 32,393 and growth is expected to continue with development in the residential and commercial sectors, along with a bustling town and growing infrastructure

### Description

INDUSTRIAL DEVELOPMENT (stpp)- BROOK ROAD, RAYLEIGH - Situated in the highly sought after Brook Road industrial estate, BEAR are pleased to bring to the market an amazing opportunity for a self build office in prime location.

There is also a potential to split the title should you require a smaller site.

With planning permission previously passed, (however this has now expired and all interested parties are encouraged to make their own enquiries with the local council).

Freehold industrial development opportunity situated within a well established and popular industrial estate along Brook Road, Rayleigh Sitting on a plot of approximately 0.42 acres, and will be sold vacant. LARGE FORECOURT to the front with gated access. Prime location, with great access to the A127 as Brook Road runs parallel to this, which in turn gives easy access to A130, A13 and M25.

### Tenure

The property is offered for sale by Freehold









## Section 106 & CIL

The site is currently has no Section 106 or CIL however this may be subject to change through the buyers future plans and buyers are advised to make their own enquiries.

## Future and Current Potential / Options

Whilst the site had previous planning permission and is prime for a commercial unit or office building (STPP), after further investigation and discussions with the current tenants (monthly rolling contracts so can vacate on completion) They have expressed interest in continuing to rent the area for as long as a new owner would be open too.

The rear of the plot is currently rented to Oxygen and they have expressed should a buyer purchase and develop the front they would be interested in going into discussions regarding the rear. (we are able to open the line of communication for potential interested parties.)

The building offers a range of potential and is all subject to Planning Permission being granted by the local council and application. All buyers are advised to contact the local council regarding any enquiries in relation to this matter

## Planning & Services

Services:

The property currently has gas, electric, water and mains drainage connected. Interested parties are advised to make their own enquiries however the sellers are happy to provide all documents in relation they have.

Planning:

The current plans have lapsed but can be viewed online with the following reference number: 09/00169/OUT via Rochford Council Planning website

[https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&template=DevelopmentControlApplication\\_Plans&basepage=development](https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&template=DevelopmentControlApplication_Plans&basepage=development)

## Proposal

The vendor is seeking offers in the region of £750,000 subject to contract and exclusive of VAT for the benefit of the freehold interest in the property

The seller is looking for an unconditional offer for the site, however will consider all offers and review accordingly.

## Viewing Arrangements

Viewing is strictly via appointment only to be accompanied by the agent

## Rates

The rateable value is £9,200 which is chargeable at 0.49p. in the pound for the rating year to April 2025









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 