

**TO LET**

**Industrial / Warehouse Unit With  
Side Loading Bay**

25,597 sq. ft. (2,378 m<sup>2</sup>)

**UNITS 1-4 BROOK ROAD INDUSTRIAL ESTATE**

Brook Road, Rayleigh, Essex, SS6 7XL

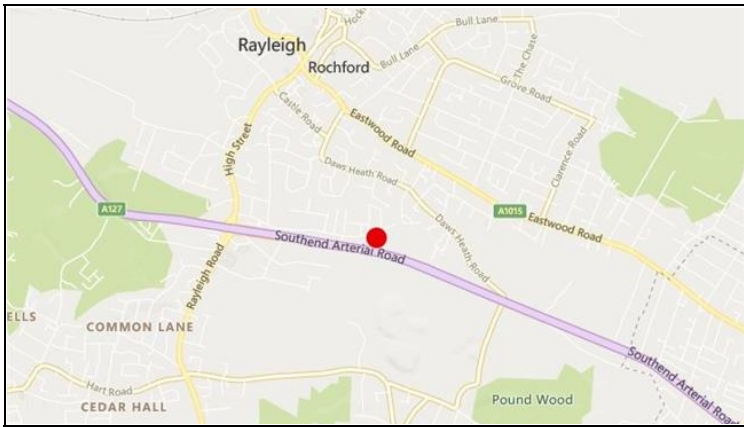


- Small Ground Floor Offices
- Maximum Eaves 7.3m
- Showroom / Office
- Three Phase Power

- Minimum Eaves 3.9m
- Forecourt Parking
- Roller Shutter & Loading Area
- Established Commercial Location

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



### LOCATION

The premises is situated fronting the popular Brook Road forming part of the well-established Brook Road Industrial Estate, lying immediately to the north of the A127 Southend Arterial Road at the junction with the A129 at the Rayleigh Weir Inter-change. The premises therefore benefit from good road communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 15 miles distant.

### DESCRIPTION

The property comprises an industrial/warehouse unit with ground floor offices & showroom plus reception and W/C facilities. The unit is of steel portal frame construction with brick elevations, part rendered under an asbestos cement sheet roof incorporating translucent panels. The front elevation incorporates an architectural tower adjoining the offices which run across the front of the building. Externally, the units provides a dedicated loading area to one of the unit & forecourt parking. There is no rear access.

### ACCOMMODATION

Warehouse	18,550 sq. ft. (1,723 m <sup>2</sup> )
Loading Bay	2,632 sq. ft. (245 m <sup>2</sup> )
Outer Warehouse	566 sq. ft. (53 m <sup>2</sup> )
Offices, Reception & WC's	2,055 sq. ft. (191 m <sup>2</sup> )
<b>Total</b>	<b>25,597 sq. ft. (2,378 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

### TENURE

The premises are available upon new lease terms, further details upon application.

### RENT

£200,000 per annum exclusive

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £91,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £46,848.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

The property has an EPC rating of D.

### LEGAL FEES

Each party to bear their own legal costs incurred.

### CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ashley Pearson

Tel: 01268 290298 / 07813 973113

Email: ashley.pearson@kemsley.com

Ref: AB2405



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