

**TO LET**

**Industrial / Warehouse Unit**

1,808 sq. ft. (168 m<sup>2</sup>)

**UNIT 3 MALTESE COURT**

Rawreth Lane, Rawreth Industrial Estate, Rayleigh, Essex, SS6 9RL



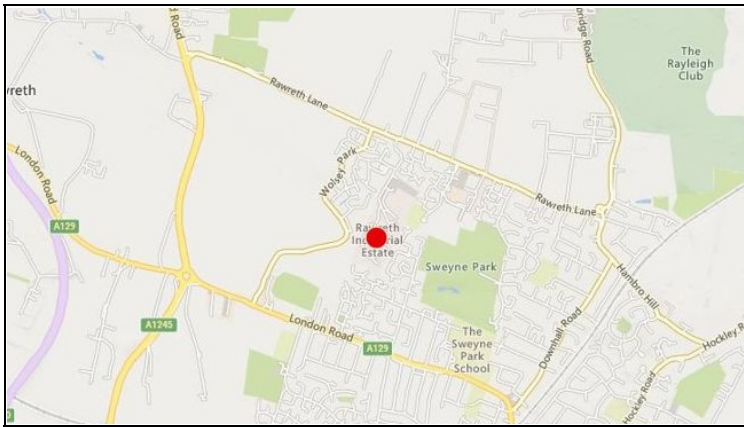
- Three Phase Electricity
- Roller Shutter
- W/C

- Gas Supply
- Office
- New Lease

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Rayleigh is situated in the South East Essex Area on the edge of Thames Gateway approximately 40 miles to the east of central London and 6 miles to the west of Southend-on-Sea accessed via the A127 Southend Arterial Road which provides good communications throughout the South East Essex Area and direct links to the M25 which is approximately 15 miles distant.

#### DESCRIPTION

Mid-terrace industrial/warehouse unit providing open bay warehouse with small office/reception, and W/C. Loading is provided from the front of the unit via roller shutter door. The unit benefits from three phase power and gas supply.

#### ACCOMMODATION

**Total** **1,808 sq. ft. (168 m<sup>2</sup>)**

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

#### TENURE

The property is available on a leasehold basis, further detail upon application.

#### RENT

£21,500 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 £10,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £5,239.50, however small business relief may be available to qualifying small businesses.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

The property has an EPC rating of C.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

Ashley Pearson

Tel: 01268 290298 / 07813 973113

Email: ashley.pearson@kemsley.com

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ref: AB2704

**KEMSLEY**  
PROPERTY CONSULTANTS

**01268 532425**  
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.