

FOR SALE

Industrial / Warehouse Unit
With Two Storey Offices

11,671 sq. ft. (1,084 m²)

UNIT 11, BROOK ROAD INDUSTRIAL ESTATE

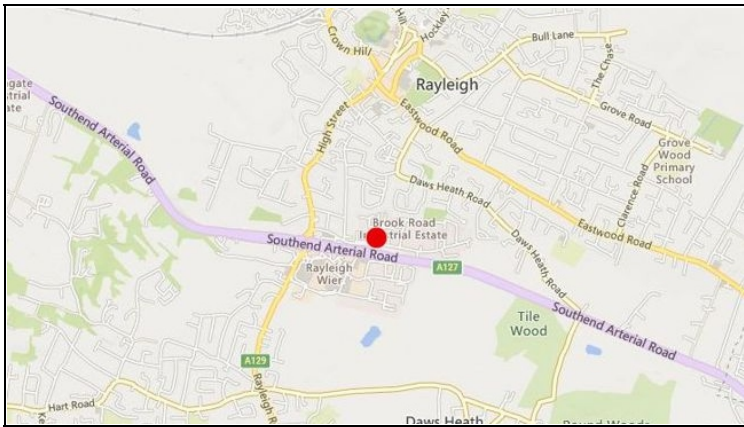
Brook Road, Rayleigh, Essex, SS6 7UT



- Rear Loading Area
- PVCu Double Glazing
- Min. Eaves Height 4.5m
- Gas Fired Industrial Suspended Heaters (not tested)
- Rear Roller Shutter
- Three Phase Electricity
- Max Height 5.5m
- Front Car Park

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LOCATION

The premises are situated near to the entrance of the estate, 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

Industrial/warehouse property with two storey office accommodation. The warehouse has a minimum eaves height of 4.5m rising to 5.5m, with three phase electricity. The remainder of the of the unit comprises office/ancillary accommodation including male & female W/Cs, kitchen, and plant room. The first floor comprises three open plan office areas, plus W/C. Externally, loading/unloading is provided from the rear via roller shutter, with a shared right of way providing access. Staff & visitor parking is provided to the front of the building.

ACCOMMODATION

Warehouse	7,980 sq. ft. (741 m ²)
G/F Offices & Ancillary	1,831 sq. ft. (170 m ²)
First Floor Offices	1,860 sq. ft. (173 m ²)
Total	11,671 sq. ft. (1,084 m²)

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

TENURE

The premises is available on a freehold basis.

VAT

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

PRICE

£1,150,000 exclusive.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £64,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £35,217.

EPC

The property has an EPC rating of D - valid until 6 October 2030.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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