

KEMSLEY LLP
PROPERTY CONSULTANTS

NEW spaces 2.9m wide x 5.5m deep

TO LET

SELF-CONTAINED FACTORY WITH SECURE YARD

18,128 SQ FT (1,684 M2) APPROX. GIA



**UNIT 17, BROOK ROAD
RAYLEIGH, ESSEX SS6 7UT**

VALIDATION Quay

01702 318191

MIKE

AM 8.30 - 1.00 PM Duty planning officer

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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 available accommodation comprises a self-contained single storey industrial/warehouse property with ground and first floor offices arranged at the front of the building benefiting from forecourt car parking to front and a yard area to the side which provides good loading/unloading facilities together with additional parking and external storage facilities. The factory is served by two roller shutter doors, there is a gas resnor heater (untested) within the factory. The building is served by male and female WCs and we are advised that all mains services are connected including Three Phase power.		
Accommodation	Ground floor offices	2,770 sq. ft	(257.4 m ²)
	First floor offices	2,770 sq. ft	(257.4 m ²)
	Industrial warehouse	11,630 sq. ft	(1,080 m ²)
	Side loading bay	958 sq. ft	(89 m ²)
	Total GIA	18,128 sq. ft	(1,684 m²)
<i>The above floor areas are approximate and have been measured on gross internal basis</i>			
Terms	The property is available by way of a new full repairing and insuring lease for a term to be agreed.		
Rental	£72,000 per annum exclusive		
Business Rates	For business rates applicants are advised to contact Rochford District Council on 01702 318017		
Legal Costs	Each party to bear their own legal costs in this transaction.		
VAT	All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.		
Viewing & Further Information	Via sole agents		

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