

**Unit 1 & 5 Rawreth Industrial Estate,
Rawreth Lane,
Rayleigh,
Essex SS6 9RL.**



**FOR SALE - FREEHOLD
INDUSTRIAL UNITS WITH YARD & MEZANNINE OFFICES.
APPROX 14,198 SQ FT (1,319 SQ MS)**



Units 1 & 5 Rawreth Industrial Estate, Rawreth Lane, Rayleigh, Essex, SS6 9RL.

A freehold, linked detached industrial units plus a detached unit consisting of a steel frame with blockwork and translucent panels situated on a site of approximately 0.567 of an acre. The property benefits from electric roller shutters, three phase power, mezzanine level and yard space.

The units are located on the established Rawreth Industrial Estate, strategically positioned to offer excellent transport links with easy access to the A13 and A127.



The premises have been measured on a Gross Internal (GIA) basis and the following approximate floor areas calculated:

Factory A:	4,253 sq. ft.	395.15 sq. m.
Mezzanine:	535 sq. ft.	49.7 sq. m.
Factory B:	1,898 sq. f	176.33 sq. m.
Factory B-C:	2,049 sq. ft.	190.39 sq. m.
Factory C:	5,463 sq. ft.	507.56 sq. m.
Total:	14,198 sq ft	1,319.13 sq. m.

Features:

- Excellent Transport Links
- Established Industrial Estate
- Mezzanine with Office Space
- Yard & Parking
- 3 Phase Power
- Freehold
- Full Vacant Possession

Terms:

The property is offered for freehold sale, subject to an asking price of £1,500,000 (plus VAT if applicable)

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Rochford District Council – 01702 546366) to ensure that any proposed use is in accordance with the current planning policy.

Services:

We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

Business Rates:

Interested parties are advised to seek verification of the rates payable from Rochford District Council.

Energy Performance Certificate (EPC)

Available upon request.

PRICE: £1,500,000 FREEHOLD





Viewing Arrangements:

Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Matt Parsons T: 01702 311143

E: matt@dedmangray.co.uk



13 Nelson Street, Southend, Essex, SS1 1EF Tel: 01702 311039 E: royhorton@dedmangray.co.uk

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

