

**Unit 2, 45 Brook Road Industrial Estate
Rayleigh, Essex
SS6 7XJ**



**TO LET
WAREHOUSE/STORAGE FACILITY
APPROX 1,760 SQ FT (163.48 SQ MS) PLUS 1,684 SQ FT (156.53 SQ MS) MEZZANINE**



Unit 2, 45 Brook Road Industrial Estate Rayleigh, Essex, SS6 7XJ

A mid terrace warehouse with cellular office and extensive mezzanine, creating a clean and versatile storage and/or production facility. The unit has a large roller shutter with pedestrian door and is offered with the benefit of 2 x car parking spaces.

The property is prominently positioned on the Brook Road Industrial Estate which is located directly adjacent to the A127 (Rayleigh Weir) approximately 6 miles west of Southend on Sea, and 8 miles east of Basildon with convenient access to the M25 motorway (J29) the A130 and A12.



Accommodation

The space has been measured on a Gross Internal (GIA) basis, and the following approx. floor areas calculated:

Warehouse & Offices:	1,760 sq ft	(163.48 sq ms)
Mezzanine:	1,684 sq ft	(156.53 sq ms)

Key Features

- Warehouse/Storage Facility
- Extensive Mezzanine
- Office/Amenity areas
- Immediate availability
- New Lease
- 2 x Car Parking Spaces
- Roller shutter
- Conveniently positioned close to A127

Terms

The property is being offered for letting by way of a new, effective FRI lease subject to an asking rent of £22,000 per annum (plus VAT if applicable). All other terms and conditions by negotiation.

Business Rates

The property appears on the 2023 rating list as 'Workshop & Premises' with an adopted rateable value of £10,500. Small Business Rate relief might therefore be available to qualifying parties.

Planning

Interested parties are advised to contact the Local Planning Authority (Rochford District Council Tel: 01702 546366) to ensure that any proposed use is in accordance with current planning policy.

Commercial Energy Performance Certificate

The building has a Commercial Energy Performance Certificate (EPC) rating of D93, valid until 11 March 2029.

Rent: £22,000 per annum (Excl)



Legal Fees

Each party to bear their own.

Viewing Arrangements

Strictly via the Sole Letting Agents. For more details or to arrange a viewing please contact:

Roy Horton

DD: 01702 311039

E: royhorton@dedmangray.co.uk



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

www.dedmangray.co.uk

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

