



Unit 6, Brook Road Industrial Centre, Rayleigh, SS6 7XL To Let | 211 to 979 sq ft



# Unit 6, Brook Road Industrial Centre, Rayleigh, SS6 7XL

#### Summary

- Rent: £12,000 per annum
- Business rates: £3,942.10 per annum
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

#### **Contact & Viewings**

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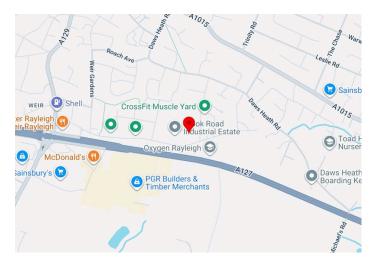
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#### Offices

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## **Key Points**

- Estate fronts A127
- · Adjoins Rayleigh Weir Interchange
- Car parking
- · WC and roller shutter door
- 3 Phase electricity and gas connection
- New lease
- Rent only £12,000 per annum exclusive

## Description

The unit provides an eaves height of 4m and apex height of 4.6m. It contains an industrial area with a mezzanine office and storage. It also benefits from a WC, 3.3m high roller shutter loading door, 3 phase electricity/gas connection and car parking to the front of the unit.

#### Location

Situated on the established and popular Brook Road Industrial Estate, located close to the A127 and the Rayleigh Weir Interchange. It has excellent road connections via the A127, A130 and A1245.



### Accommodation

Floor/Unit	<b>Building Type</b>	sq ft	sq m
Ground	Industrial	979	90.95
Mezzanine	Office	211	19.60
Total		1,190	110.55

#### **Terms**

Available on a new fully repairing and insuring lease for a term to be agreed.

#### Rent

£12,000 per annum exclusive

## **Tenant Referencing**

£250 plus VAT for tenant referencing once Heads of Terms are agreed

## Viewings

Strictly by prior appointments via the landlords appointed agents Ayers & Cruiks.

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