



Ayers & Cruiks
COMMERCIAL

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

To Let | 211 to 979 sq ft

Industrial unit with mezzanine office, featuring parking, WC, roller shutter and 3 phase electricity and gas.

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: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

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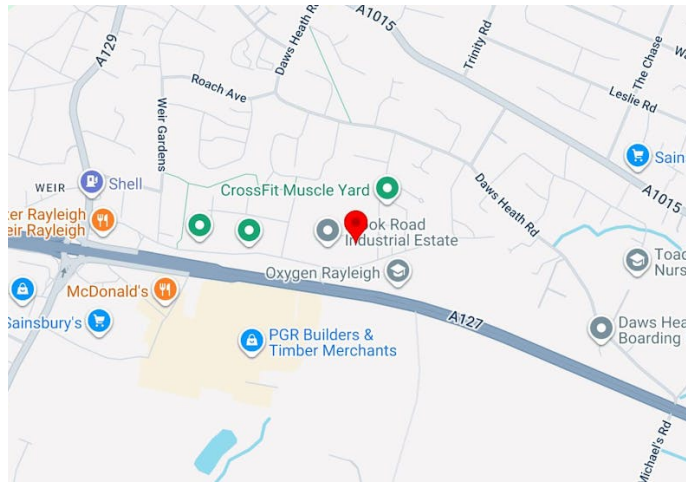
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Key Points

- 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	Building Type	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.

