

# RAYLEIGH



## FOR SALE

Unit 22 Brook Road,  
Brook Road Industrial Estate  
Rayleigh  
Essex  
SS6 7XL

**FREEHOLD INDUSTRIAL**  
**2,166 SQ.FT. (201 SQ.M.)**



Refurbished Two Storey Workshop



Industrial & Office Space



W.C & Kitchenette Facilities



Parking For Up To 8 Cars To The Front



Offers In Excess Of £350,000



**Ayers & Cruiks**  
COMMERCIAL

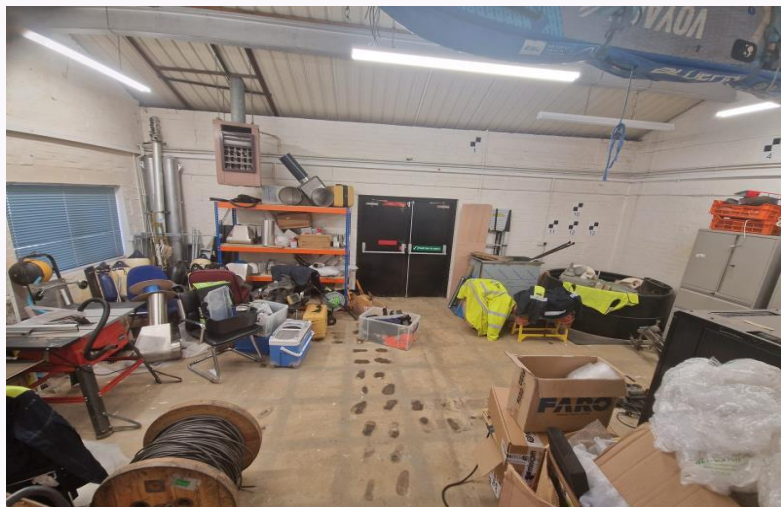
**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

## DESCRIPTION AND LOCATION

The property is situated on Brook Road Industrial Estate in Rayleigh. The area offers excellent road connections, with easy access to the A127 and A13, providing direct routes to London, Southend and the surrounding areas. Public transport links are also convenient with Rayleigh train station located just 1 mile away, offering regular services to London Liverpool Street.

The property comprises a refurbished two-storey workshop. The ground floor offers industrial space, complete with kitchenette facilities and a modern meeting room. The first floor features a contemporary office space and welfare facilities. The office is well-equipped with air conditioning, natural light, gas central heating and PVCu double glazing. Providing a comfortable and efficient working environment. Additionally, the property benefits from yard space at the front, providing parking for up to 8 cars. There is potential to enclose the frontage, creating a fully contained site, subject to planning.



### ACCOMMODATION:

	SQ. FT.	SQ. M.
Ground Floor	1,295	120
First Floor	871	81

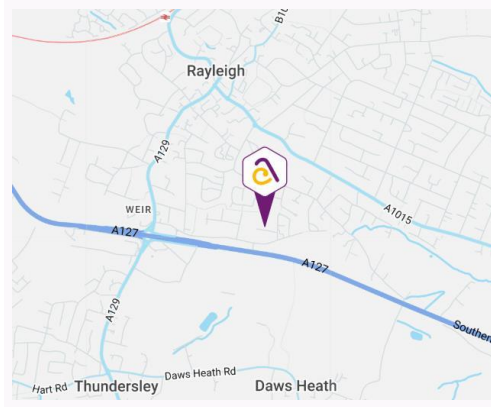
TOTAL	2,166	201
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### EPC:

Certificate available upon request.

### VAT:

VAT is not applicable.



### BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Rochford Council on 01702 546366.

### LEGAL COSTS:

Each party to be responsible for the landlord's reasonable legal costs.

### TENURE:

Freehold.

### PRICE:

Offers In Excess Of £350,000.

### VIEWING:

Strictly by prior appointment via vendors appointed agents Ayers & Cruiks.

### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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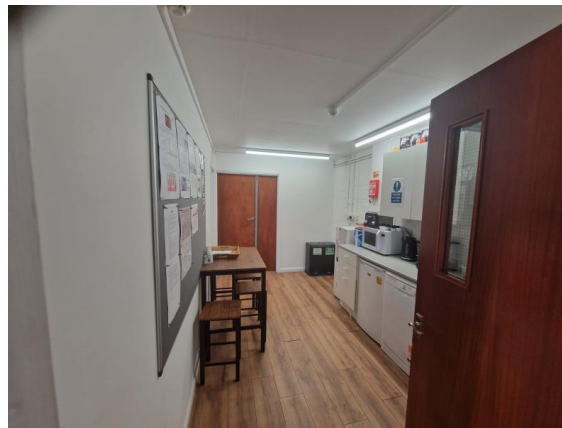
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