

14 Rawreth Industrial Estate

Rawreth Lane

Rayleigh, Essex, SS6 9RL



FOR SALE/TO LET

WAREHOUSE, WORKSHOPS, OFFICES & STORAGE PREMISES

APPROX 8,020 SQ FT (745.08 SQ MS) PLUS MEZZANINES

TOTAL SITE AREA APPROX. 0.459 ACRES



14 Rawreth Industrial Estate, Rawreth Lane, Rayleigh, Essex, SS6 9RL

A detached two storey industrial building of steel portal frame construction, with brick/block & profiled steel-clad elevations. The building is arranged to provide quality office, workshop and warehouse accommodation and is suitable for a variety of uses including depot & trade counter type activities.

Externally there is a substantial yard/car parking area, and a further detached building providing supplementary storage and production space. The site extends to approx. 0.459 acres and is fully enclosed by palisade fencing and a double width sliding gate, with direct frontage onto the main estate road.



Location

The property is situated in the heart of the Rawreth Lane Industrial Estate, which is accessed from Rawreth Lane and lies approx. 2 miles east of Rayleigh Town Centre. The M25 is approx. 15 miles to the west and is approached by the A127.

Accommodation

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

Building 1:

Grd Floor Offices & Workshops:	2,210 sq ft	(205.32 sq ms)
Warehouse:	1,235 sq ft	(114.74 sq ms)
Warehouse Mezzanine:	659 sq ft	(61.23 sq ms)
1 st Floor Offices:	2,234 sq ft	(207.58 sq ms)

Building 2:

Enclosed Storage:	1,210 sq ft	(112.39 sq ms)
Enclosed Mezzanine:	828 sq ft	(77.01 sq ms)
Covered Storage:	1,132 sq ft	(105.22sq ms)
Covered Mezzanine:	571 sq ft	(53.13 sq ms)

Yard Approx 11,750 sq ft (1,091.61 sq ms)
incorporating 30 double banked car spaces.

Terms

Available for letting by way of a new FRI lease subject to a rent of £79,500 p.a. Alternatively the property is available for freehold purchase, for which offers of £1,400,000 are sought.

VAT

Not Applicable.

Business Rates

The premises appear on the 2026 Rating List as 'workshop and premises' with an adopted rateable value of £37,000.

Commercial Energy Performance Certificate

The building has a Commercial Energy Performance Certificate (EPC) rating of C64 valid until 6th October 2031.

RENT: £79,500 per annum
FREEHOLD PRICE: £1,400,000



Legal Fees

Each party to bear their own.

Viewing Arrangements

Strictly via Dedman Gray Commercial, the appointed Selling /Letting Agents. For more details or to arrange a viewing please contact:

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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

