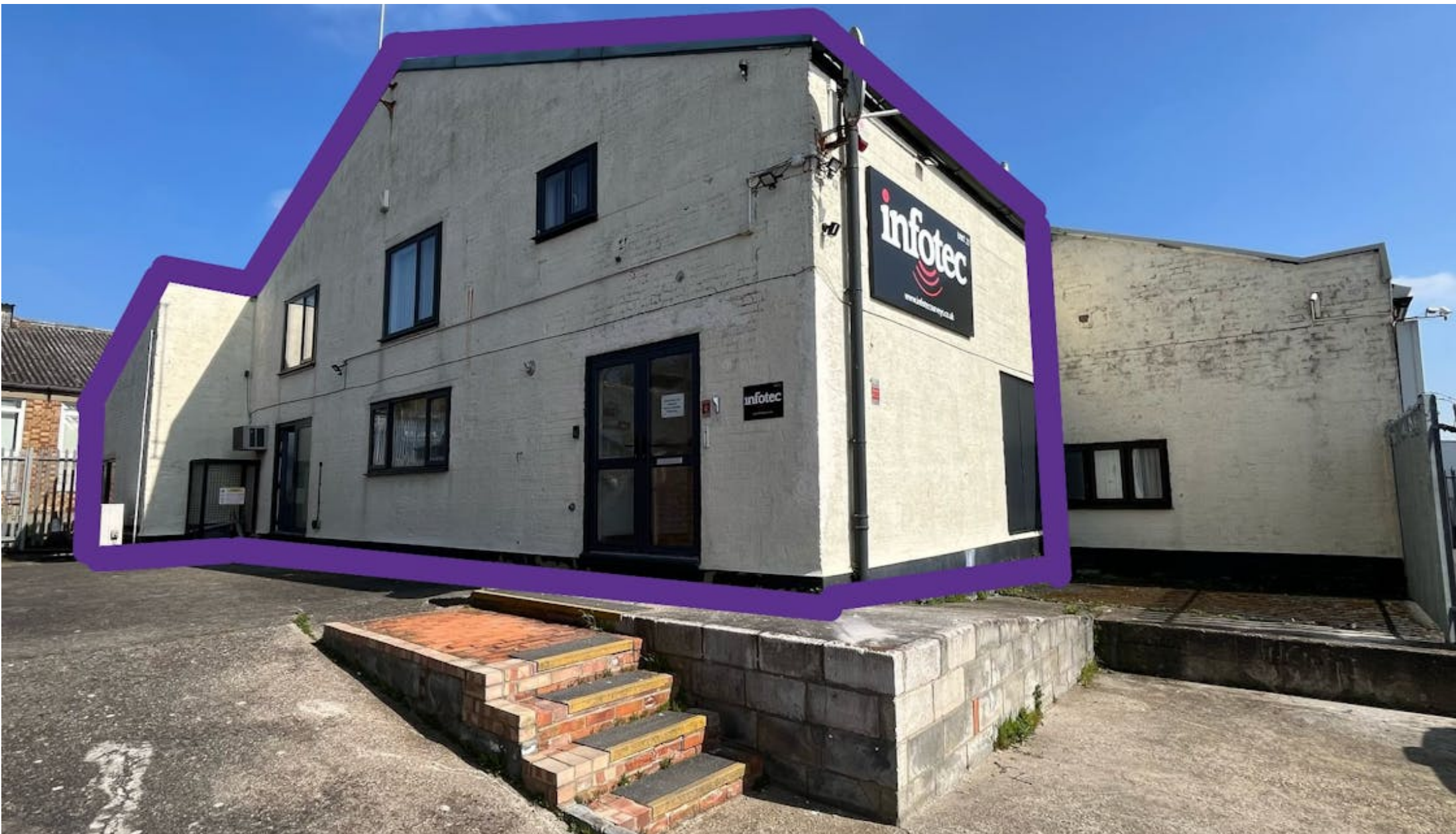




Ayers & Cruiks
COMMERCIAL

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

For Sale | 2,166 sq ft

Refurbished 2-storey workshop with office, meeting room, parking for 8, air con & potential to enclose site.

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

Summary

- Price: Offers in excess of £350,000
- Business rates: Interested parties are advised to confirm the rating liability with Rochford Council on 01702 546366.
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: E (111)

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

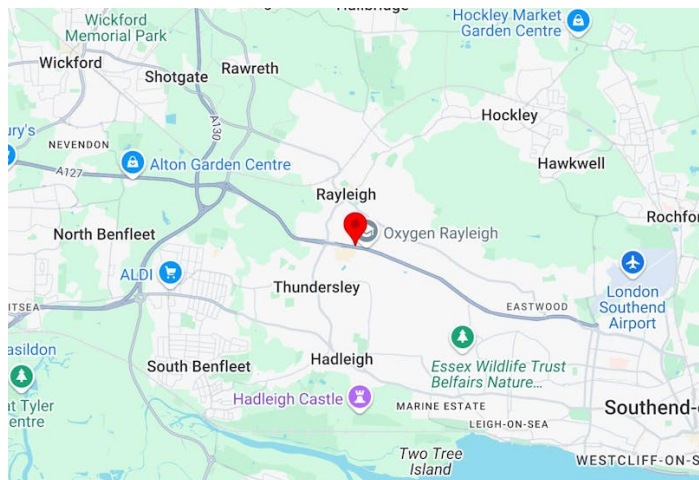
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Key Points

- 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

Description

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.

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.

Accommodation

Name	sq ft	sq m
Ground	1,295	120.31
1st	871	80.92

Viewings

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

Price

Offers In Excess Of £350,000.



