



Ayers & Cruiks
COMMERCIAL

Brook Road Industrial Estate, Rayleigh, SS6 7UY

For Sale | 15,682 sq ft

Detached industrial investment unit available with a yard area and parking.

Brook Road Industrial Estate, Rayleigh, SS6 7UY

Summary

- Price: £1,450,000
- Business rates: £35,678.50 per annum Interested parties should make their own enquiries with Rochford District Council.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (76)

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

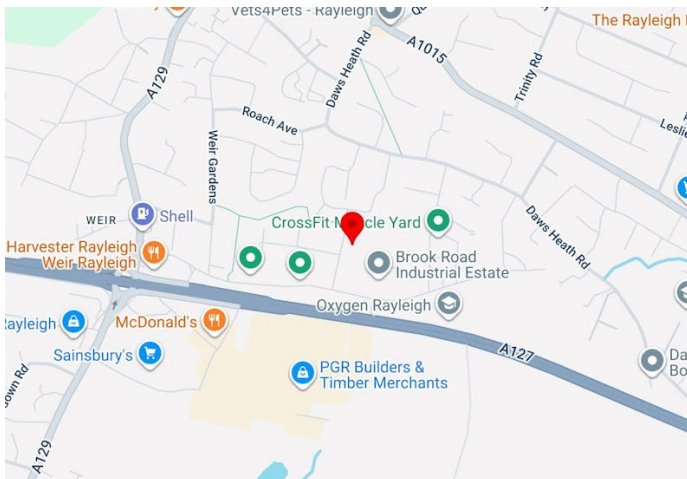
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

- Parking and yard area
- Popular commercial location
- Currently producing £98,600 pax
- Freehold for sale

Description

This substantial detached industrial / warehouse unit is occupied by a glazing company, GJB Developments Limited incorporated in April 1990 and trading under the Lister Windows Group.

Location

The property is situated at the northern end of Totman Crescent, within the well-established Brook Road Industrial Estate in Rayleigh, Essex. The estate benefits from excellent road communications adjacent to the A127 (Southend Arterial Road), A130 within 3 miles both roads providing access to the A13 and M25. The area is a popular commercial location with a strong mix of trade counters, distribution operators and manufacturing businesses.

Accommodation

Description	Building Type	sq ft	sq m
Ground Floor	Industrial	14,194	1,318.67
1st Floor	Office	1,488	138.24

Covenant

GJB Developments Limited (company number 02488234) was incorporated on 02/04/1990 as manufacturers of plastic products, windows and doors, year ending 31/10/2024 turnover £19,915,081 showing a profit of £956,561.

Terms

Let to GJB Developments Limited (02488234) on a FRI lease for a term of 10 years expiring 4th January 2034 the lease is subject to a Schedule of Condition. Rent review on 5th January 2029. Tenant only option to break the lease on 5th January 2030 providing 6 months prior notice. Current rent £98,600 pax. Creditsafe risk score 69 with international score B.

Price

Offers in excess of £1,450,000 Freehold subject to the existing lease

Viewings

Strictly by prior appointment through the landlords appointed agents Ayers & Cruiks.