Ayers & Cruiks
COMMERCIAL

For Sale
9,500 sq ft

Units 14 and 14a, Rawreth Industrial Estate, Rawreth Lane, Rayleigh, SS6 9RL

Rare 20,000 sq ft commercial site offering flexible office, workshop and industrial space, with extensive yard and ample parking.

- Substantial site extending to approximately 20,000 sq ft
- Versatile mix of office, workshop and industrial accommodation
- Large open-plan office with separate meeting/private offices
- Extensive external yard and covered storage area
- Ample on-site parking
- Freehold interest available for Sale
- Offers in the region of £1,400,000.

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Summary

- Price: Offers in the region of £1,400,000
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

Contact & Viewings

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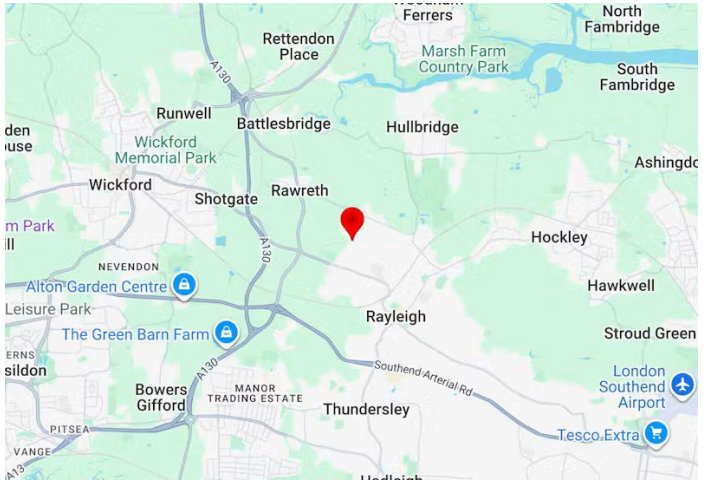


Description

A fantastic opportunity to purchase a substantial commercial site extending to approximately 20,000 sq ft, offering a highly versatile combination of offices, workshops, industrial accommodation and extensive yard space.

The main building provides approximately 2,328 sq ft of first-floor office accommodation, comprising a large open-plan working area alongside several separate rooms suitable for meetings, private offices or breakout space. The ground floor extends to approximately 3,314 sq ft and provides a flexible mix of office and workshop accommodation.

There is an additional 685 sq ft of mezzanine space in the main building off of the warehouse.

A separate building provides a further 1,242 sq ft industrial unit, complemented by approximately 751 sq ft of mezzanine accommodation.

Externally, the property benefits from a substantial yard area, ample on-site parking, and approximately 1,180 sq ft of open-sided covered storage/workspace.

The combination of office, workshop, industrial and external space, together with generous parking provision, makes the property particularly well suited to businesses looking to accommodate a range of operations from a single site.

Location

Situated on Rawreth Industrial Estate, it is a well established and secure location. Strategically positioned, the estate offers exceptional transport connectivity, with easy access to the A13, A127, and A130, ensuring seamless links to Southend, London, and the wider motorway networks.

Viewings

Viewings strictly via prior appointment with the landlords appointed agents Ayers & Cruiks

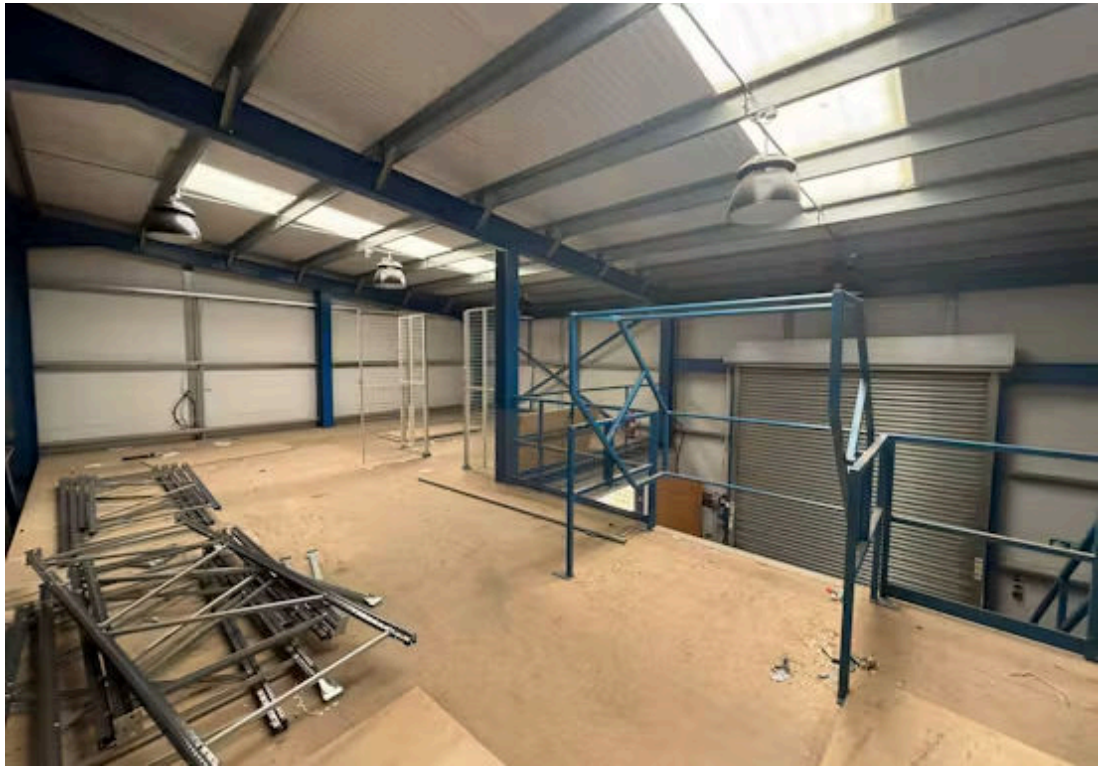
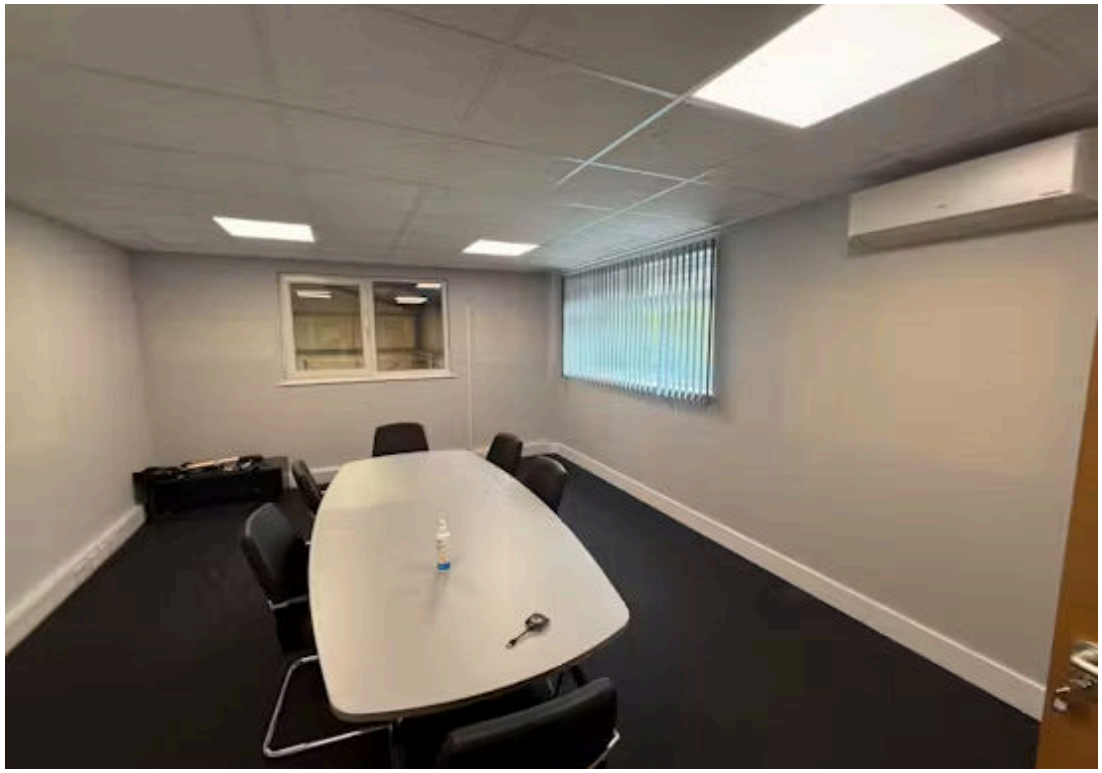
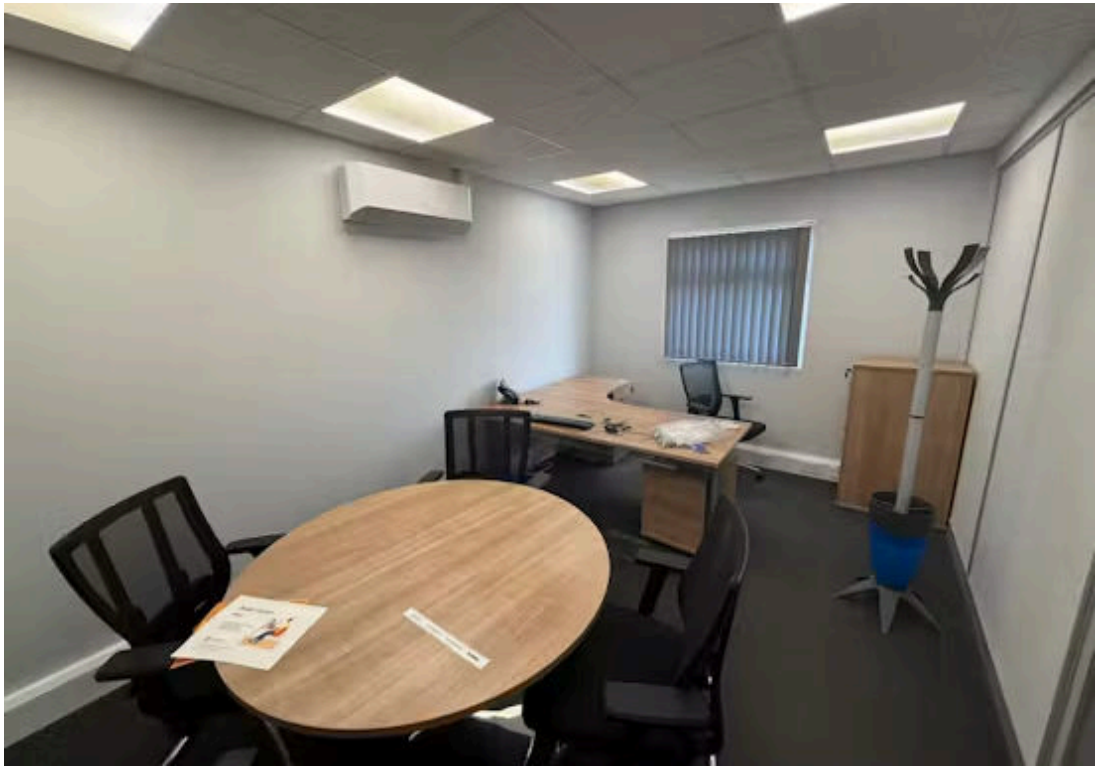
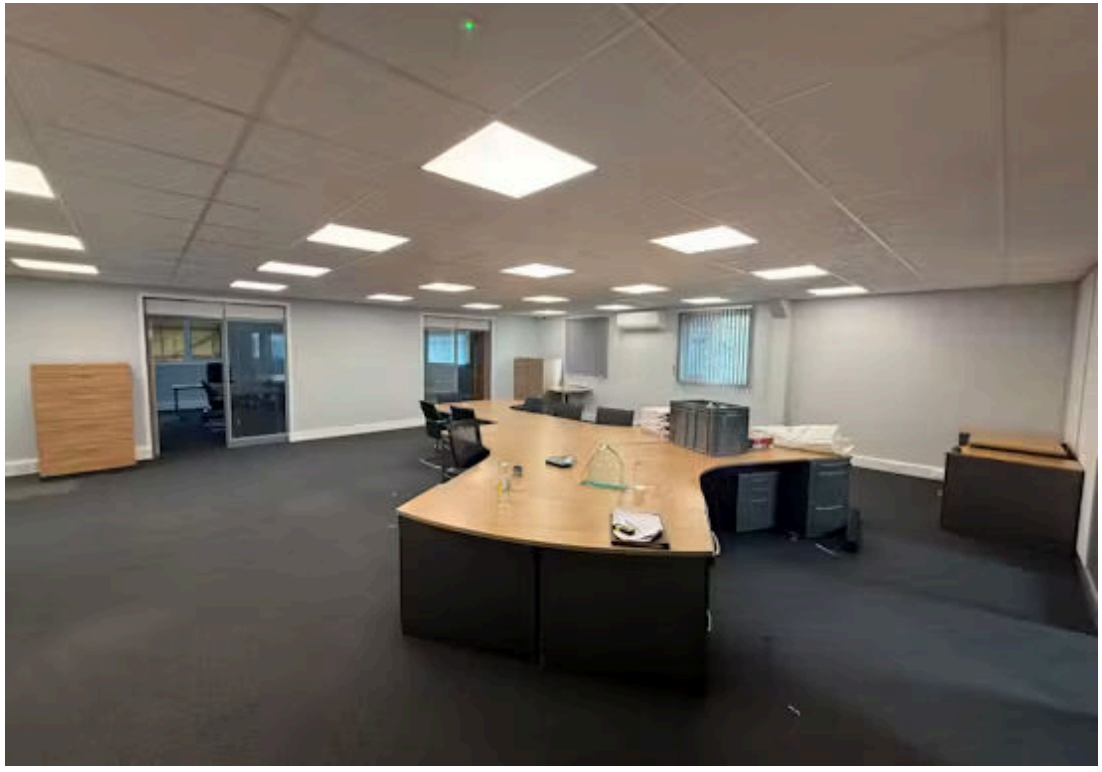
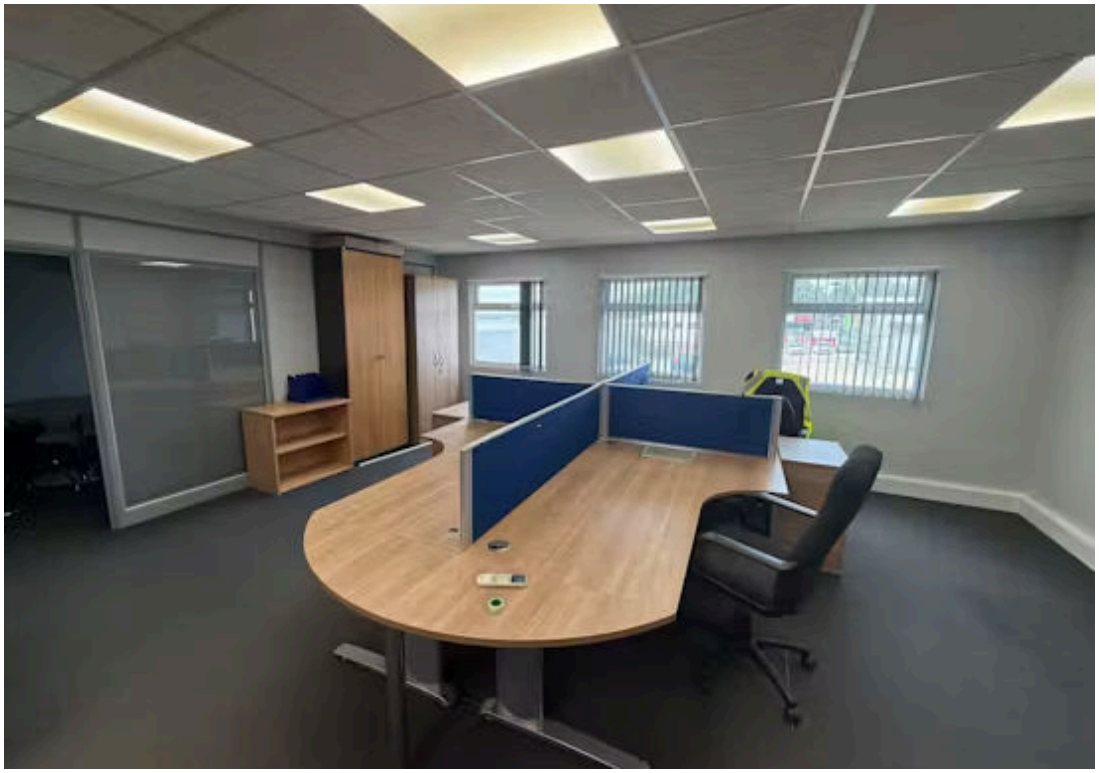
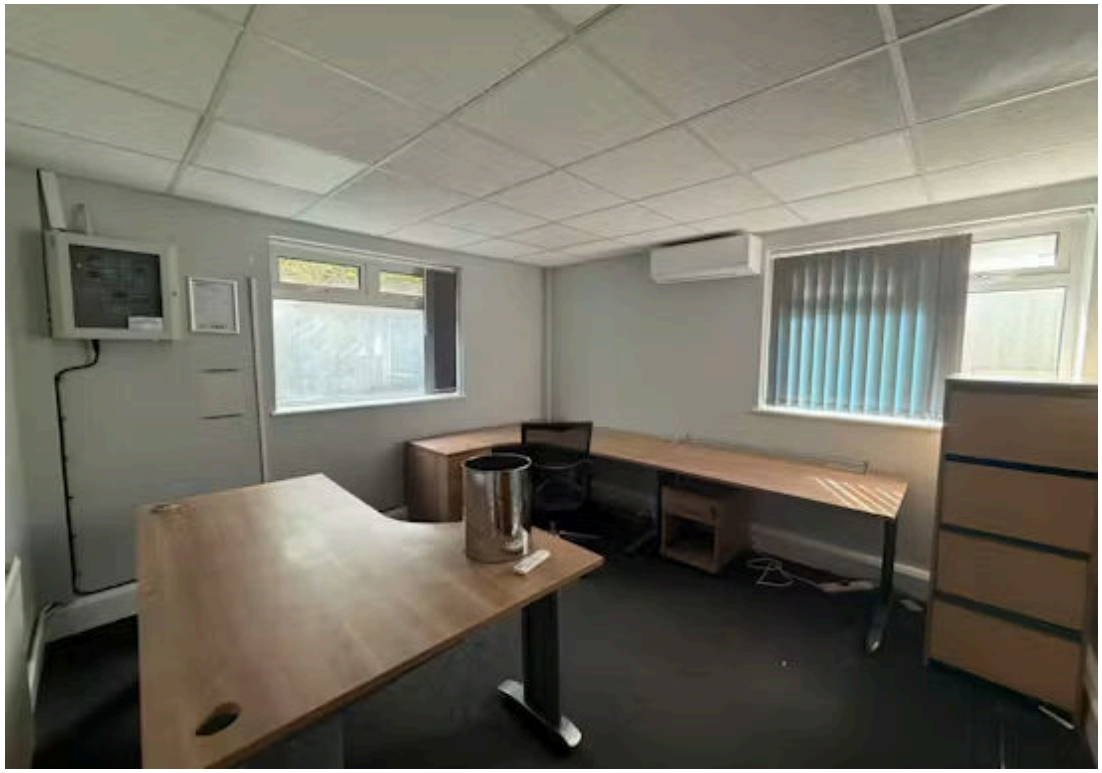
Terms

Freehold interest with vacant possession from February 2027

Price

Offers in the region of £1,400,000

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. Images contained within this brochure may have been digitally enhanced using artificial intelligence (AI) to improve their visual presentation. Any such enhancements are for illustrative purposes only and do not alter the physical dimensions, proportions, or structural layout of the property. Oct 2026.

Accommodation

Floor/Unit	Description	Size	sq ft	sq m
Ground	Main Building	3,314 sq ft	3,314	307.88
1st	Main Building	2,328 sq ft	2,328	216.28
Mezzanine	Main Building	685 sq ft	685	63.64
Ground	Warehouse/Storage	1,242 sq ft	1,242	115.39
Mezzanine	Warehouse/Storage	751 sq ft	751	69.77
Outdoor	Covered storage	1,180 sq ft	1,180	109.63