

**To Let**  
2,999 to 12,098 sq ft

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**Totman Close Brook Road  
Industrial Estate, Rayleigh,  
SS6 7UZ**

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Units with workshops, offices,  
roller shutters, secure yards and  
on-site parking.

- Units With Large Yard
- Good Road Connections to A127
- On-Site Parking
- New Lease Available
- Rent From £27,500 - £55,000 Per Annum



## Totman Close Brook Road Industrial Estate, Rayleigh, SS6 7UZ

### Summary

- Rent: £27,500 - £55,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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### Offices

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Tel: 01702 343060

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



### Description

#### UNIT 1:

The property consists of a ground-floor light industrial unit with first floor office space. It includes a large, secure yard to the side, ideal for storage and/or parking. Loading access is provided via a front roller shutter, and the property also features an on-site car park.

#### UNIT 2 & 3:

The property consists of a single-storey workshop with first floor office space. The workshop is divided into several cellular work areas using demountable partitioning and includes a side loading and unloading area. Additionally, the property features an on-site car park and a spacious, secure yard, ideal for storage and/or parking.

### Location

These units are located on Brook Road Industrial Estate which lies immediately to the North of the A127 Arterial Road adjacent to Rayleigh Weir. Rayleigh benefits from good road connections with the A127 and in turn the A13, A130 and M25.

### Accommodation

| Floor/Unit Description | Building Type | sq ft | sq m   | Availability |
|------------------------|---------------|-------|--------|--------------|
| Unit 1                 | Industrial    | 3,050 | 283.35 | Available    |
| Unit 2&3               | Industrial    | 2,999 | 278.62 | Available    |
| Unit 1, 2 & 3          | Industrial    | 6,049 | 561.97 | Available    |

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Terms

New fully repairing and insuring lease, term to be agreed.

### Rent

From £27,500 - £55,000 Per Annum Exclusive







