



Ayers & Cruiks
COMMERCIAL

To Let
4,198 sq ft

**37 Websters Way,
Rayleigh, SS6 8JQ**

Ground floor showroom to let.

- Close to Rayleigh High Street
- Parking available
- New lease available
- Rent only £35,000 per annum

www.ayerscruiks.co.uk



37 Websters Way, Rayleigh, SS6
8JQ

Summary

- Rent: £35,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the local authority.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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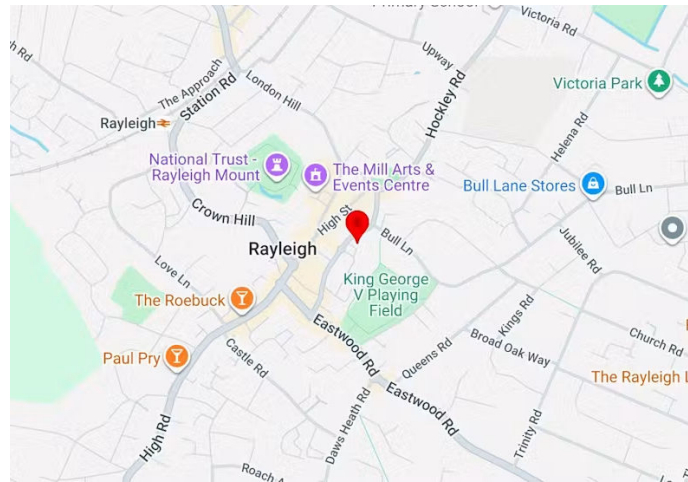
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Description

The property comprises a predominantly open plan showroom premises previously occupied as an auction showroom. The unit measures approximately 31 metres in width by 12 metres in depth, providing a spacious sales or display area suitable for a variety of commercial uses (subject to any necessary consents).

Along the sides of the premises are several partitioned office rooms, together with male and female W/C facilities and a kitchenette. The property also benefits from a partial suspended ceiling throughout.

Location

The property is situated on Websters Way, a prominent thoroughfare just moments from Rayleigh High Street.



Occupying a highly visible position within an established retail and commercial location, the premises benefit from excellent accessibility and proximity to a wide range of national and independent retailers, public parking facilities, and local amenities. Rayleigh town centre is a popular destination within South Essex, generating strong levels of pedestrian and vehicular traffic throughout the day.

Accommodation

Size	sq ft	sq m
4,198 sq ft	4,198	390.01

Viewings

Strictly through the landlord's appointed agent, Ayers & Cruiks.

Terms

Available to let on a new FRI lease, terms to be agreed.

Rent

Rent only £35,000.00 per annum exclusive plus VAT if applicable.