



Ayers & Cruiks
COMMERCIAL

11 Totman Crescent, Rayleigh, SS6 7UY
To Let | 6,321 sq ft

Ground floor industrial unit with first floor office space featuring a roller shutter, toilets, parking and 3 phase electric.

11 Totman Crescent, Rayleigh, SS6
7UY

Summary

- Rent: £55,000 per annum
- Business rates: £17,714.50 per annum Interested parties are advised to confirm the rating liability with the relevant local authority.
- Car parking charge: n/a
- VAT: Applicable
- EPC: D (89)
- Lease: New Lease

Further information

- [Watch a video](#)

Contact & Viewings

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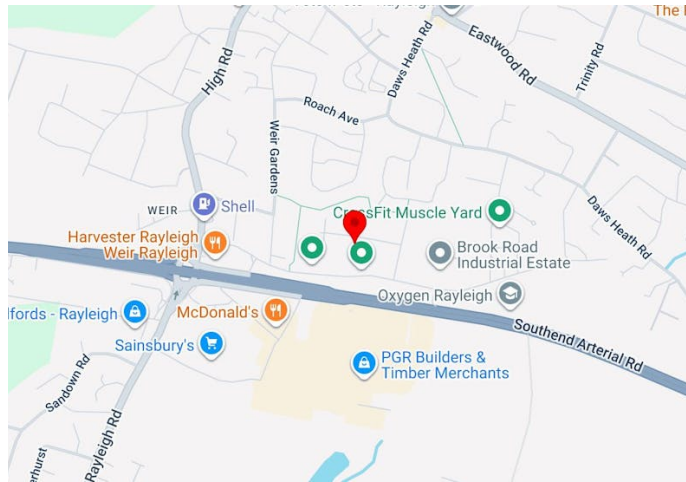
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Key Points

- Industrial and office space
- Electric roller shutter (3.3m x 3.7m)
- 3 phase electric
- Parking to the front
- New lease available

Description

Ground floor industrial unit with first floor office space and toilets. It features an electric roller shutter 3.3 m by 3.7 m, 3-phase electric, gas that is being connected, parking to the front of the property and a maximum eaves height of 5 m. Please note that the landlord is still currently refurbishing the property.

Location

The property is situated in 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

Floor/Unit	Building Type	Size	sq m
Ground	Industrial	4,929 sq ft	457.92
1st	Office	1,392 sq ft	129.32
Total			587.24

Viewings

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

Price

£55,000 Per Annum Exclusive

