



Unit 26
Brook Road Industrial Estate
Brook Road
Rayleigh
SS6 7XL

Mixed Use Industrial Unit

- 1,105 sq ft (102.6 sq m)
- Suitable for Storage & Distribution
- Excellent Commercial Access
- Close to A127 & A13

01277 289150

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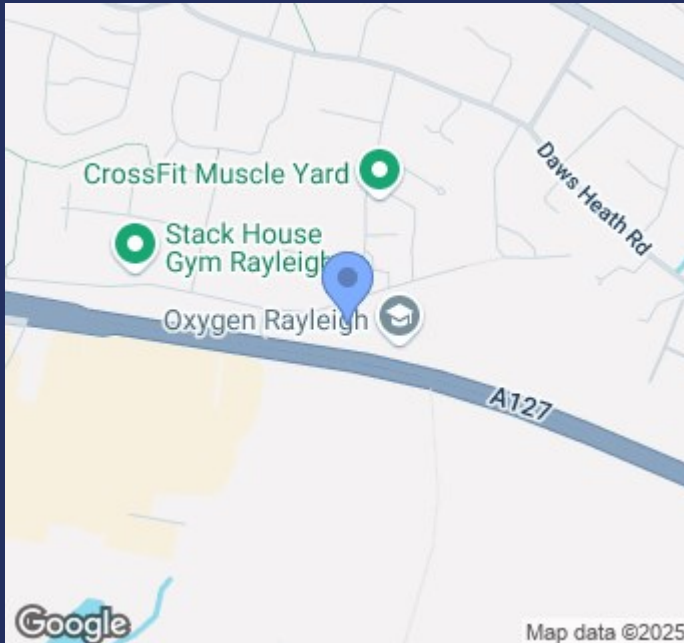


Location

The unit is located in the industrial area of Brook Road, Rayleigh.

The area offers excellent connections, with convenient access to the A127 and A13 and direct routes into London, Southend and surrounding areas.

Rayleigh train station is situated one mile away, with regular services to London Liverpool Street.



Description

The property is a mixed use unit, ideal for distribution and storage.

The unit comprises a large ground floor area with a carpeted office, and further storage with a kitchen and WC on the first floor.

The building provides good access for commercial vehicles, and generously sized roller shutter access.

Accommodation

Ground Floor
555 sq ft (51.56 sq m)

First Floor
550 sq ft (51.09 sq m)

Terms

Flexible terms offered.

Rent

£1,250 pcm

Business Rates

Prospective tenants are advised to check their business rates liabilities with the local authority.

Service Charge

To be confirmed

Planning and Use

The property is suitable for storage and distribution.

Energy Performance Certificate

Awaited

VAT

The rent and services are exclusive of VAT

Legal Costs

Each party to pay their own legal costs

Viewing & Further Information:

Contact MJM Property Consultants:

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