FOR SALE

Two Storey Workshop with Offices and Parking

Approx. 2,166 Sq Ft (201.22 Sq M) G.I.A.

UNIT 22, BROOK ROAD

Brook Road Industrial Centre, Rayleigh, Essex, SS6 7XL

- Workshop
- With Offices
- Gas Central Heating (not tested)
- Part Air Conditioned (not tested)
- On Site Car Parking
- Established Location

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PROPERTY CONSULTANTS
01268 532425
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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ

LOCATION

The premises forms part of the Brook Road Industrial Centre, forming part of the well established Brook Road Industrial Estate, lying immediately to the north of the A127 Southend Arterial Road at the junction with the A129 at the Rayleigh Weir Inter-change. The premises therefore benefit from good road communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 15 miles distant.

DESCRIPTION

The available accommodation comprises a two storey workshop premises with ground floor stores, kitchen, office/archiving room and W/C. The first floor is arranged to provide office accommodation, with a main open plan rear office, a separate manager's office, and one further smaller open plan office area. The property benefits from air conditioning (not tested) to the first floor, natural light, gas central heating (not tested) and PVCu double glazing. The property is elevated somewhat from the estate road, and may be unsuitable for occupiers who require storage of heavy goods. There is no roller shutter. Externally on-site car parking for approximately 6 vehicles.

ACCOMMODATION

Ground Floor	1,295 Sq Ft	(120.31 Sq M)
First Floor	871 Sq Ft	(81.70 Sq M)
Total	**2,166 Sq Ft**	**(201.22 Sq M)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available to purchase upon a freehold basis. Full details on application.

EPC

E – 111.

PRICE

Offers in excess of £200,000 and exclusive of VAT.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £13,250. Based upon the current Uniform Business Rate we believe the rates payable amount to £6,360 for 2018/19.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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