

INDUSTRIAL UNIT TO LET

APPROX 2,063 Sq Ft (191.65 Sq M)



32 Imperial Park Industrial Estate
Rawreth Lane
Rayleigh
Essex
SS6 9RS

Location:

Imperial Park is situated immediately off Rawreth Lane, Rayleigh, just east of the A130 main trunk road giving easy access to the A127, A12 and M25 and is approximately 1 ½ miles west of Rayleigh Town Centre.

Description:

The premises comprises of a mid terrace light industrial unit of steel frame construction and metal cladding. The accommodation at ground floor level consists of two open plan workshops with a small office and WC with LED lighting and three phase electrics. The unit entrance is via an electric roller shutter door. On the first floor the premises provides a storage area, rest area, office, boardroom and kitchen area.

Accommodation:

The premises have been measured on a gross internal basis.

Unit:	1,517 Sq Ft	140.93 Sq M
W.C.		
Kitchen Area		

First & Second Floor:

Restrictive Access

Rest Area:	124 Sq Ft	11.57 Sq M
First Floor Office:	162 Sq Ft	15.07 Sq M
Boardroom:	177 Sq Ft	16.48 Sq M
Kitchen:	83 Sq Ft	7.72 Sq M

Total Area:	2,063 Sq Ft	191.63 Sq M
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Features:

- Roller Shutter to Front
- Office and Storage at First and Second Floor Level
- Phase 3 Electrics
- Keys Available for Viewing

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£18,000 Per Annum + VAT, exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Rochford Borough Council or via www.voa.gov.uk.

Rateable Value £9,900.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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