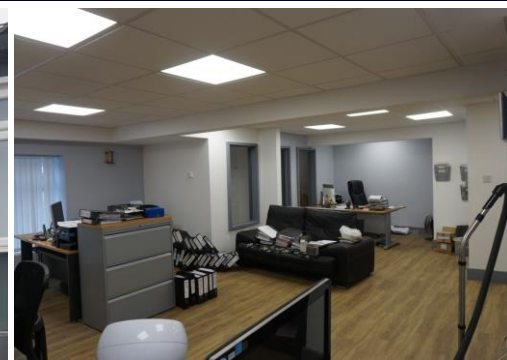




30 Imperial Park, Rawreth Industrial Estate, Rayleigh, Essex SS6 9RS  
WAREHOUSE + OFFICES AND  
PARKING 1789 SQ.FT.(INC. MEZZ) -  
RAWRETH - FREEHOLD FOR SALE



# FREEHOLD

# ASKING PRICE - £325,000

## SITUATION AND DESCRIPTION

This property is located on the popular Rawreth Industrial Estate which benefits from good road links to the A130, A127 and M25. The premises comprises a storage/workshop with pleasant offices on the ground and mezzanine level, and benefits from gas fired central heating to the offices (not tested),

A well-appointed kitchen together with male and female w.c.'s .

There is a roller shutter to the warehouse area and an electric roller shutter to the personal door also.

VIEWING RECOMMENDED

## ACCOMMODATION

WORKSHOP / STORE 23'7" x 32'5" (roller shutter to front)  
divided by partition from  
RECEPTION / MEETING AREA 23'8" X 22'2"  
KITCHEN 10'2" X 7'5"  
MALE AND FEMALE W.C.'S  
GROSS INTERNAL GROUND FLOOR AREA 1285 SQ.FT. (119  
SQ.M.)

MEZZANINE OFFICES ( approached via a staircase from  
reception)

14'8" x 22'8" + 4'3" x 8'8" + 12'5" x 5'5"  
FIRST FLOOR OFFICES 504 sq.ft. (46 sq.m.)

GROSS INTERNAL FLOOR AREA (INC. MEZZANINE) 1,789  
SQ.FT. (166 SQ.M.)

EXTERNALLY - 3 PARKING SPACES

## DESCRIPTION

A workshop/store with well-appointed offices on the  
ground floor and mezzanine

## TERMS

£325,000 is required for our client's freehold interest on  
these premises with the benefit of vacant possession on  
completion.

Hair & Son – 01702 394959 (Option 3)

[www.hairandson.co.uk](http://www.hairandson.co.uk)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.  
Photos are for representation only and do not imply the inclusion of fixtures or fittings.  
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

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