HAIR & SON

14 Rawreth Lane, Rayleigh, Essex, SS6 9RL

RENT - £79,500 PER ANNUM (£6,625 PCM)

Rare 21,000 sq ft secure yard with 7,186 sq ft of workshops and modern offices. Rayleigh, Essex.

Yards this size rarely come up in south Essex. A concrete yard of about 21,000 sq ft, fenced and gated, with room for 30 cars plus trucks, plant and containers. Two workshops and smart modern offices on the same site. Two minutes from the A130 and a mile and a half from the A127, with easy links to the M25.

The current site is ideal for scaffolding, plant hire, groundworks and civils, utilities contractors, fleet and vehicle fit out, modular buildings, trade counter.

- About 21,000 sq ft secure concrete yard, palisade fenced and gated
- 7,186 sq ft of buildings including mezzanine storage
- Two workshops
- Modern offices with reception, board room, kitchen, staff room and showers
- Parking for 30 cars
- Home of one engineering firm for over 20 years
- Available from February 2027
- Rent free period on offer for a tenant who takes on the refresh works

DESCRIPTION:

A complex of two industrial units with smart offices within a secured concreted yard with car parking to the rear of MAKRO
ACCOMODATION:

WAREHOUSE 39' x 28'9

INCORPORATING OFFICE / STAFF ROOM 20'4" X 28'9" divided by blockwork wall from

WAREHOUSE 21'3 x 28'9"

MALE AND FEMALE W.C.'S

STEEL FRAMED MEZZANINE 21'3 X 15'3"

The warehouse benefits from 19' eaves. The height under the mezzanine is 8'5"

GROSS INTERNAL FLOOR AREA 2,060 INCLUDING MEZZANINE

MAIN BULDING

Attractive reception area with spiral staircase to first floor

GROUND FLOOR
OFFICE 9'5" X 14'5"

LADIES AND GENTS W.C.'S

FIRST FLOOR OFFICES

MAIN OFFICE 28'5"X 28'3" + 15'6" X 20'8"

FOUR PARTITONED OFFICES OFF THE MAIN OFFICE 9'2" X 10'3" + 9'8" x 14'5"

OFFICE 9'8" X 15'5"

BOARD ROOM 14'2" x 19'3"

GROSS INTERNAL FLOOR AREA 2063 SQ.FT.

GROUND FLOOR

OFFICE 19'2" x 14'8"

OFFICE 17'2" X 9'3" opening leading to

WORKSHOP 27' x 28'6"

KITCHEN / STAFF ROOM 14'8" X 10'8"

MALE AND FEMALE W.C.S + SHOWER 103" X 13'8"

DOOR LEADING TO

WORKSHOP 22'5" X 31'3"

FRONT OFFICE 20'2 X 14'4"

WORKSHOP 22'5" X 31'3"

MEZZANINE 16'6" X 27'

GROSS INTERNAL FLOOR AREA 3,063 SQ.FT. (incorporating mezzanine)

EXTERNALLY

There is a secured surfaced yard area incorporating parking for 30 cars (double banked) and further yard space .

LOCATION:
The premises are located on the Rawreth Lane Industrial Estate, a short distance behind MAKRO.

AMENITIES:
Within easy distance of the A130 and close to MAKRO.

SERVICES:
Mains electricity and water connected

TERMS:
The premises are to let on a new full repairing and insuring lease for a term to be agreed at a rent of £86,000 per annum exclusive and subject to regular rent reviews. NB - THE PREMISES ARE BEING OFFERED SUBJECT TO SURRENDER OF THE EXISTING LEASE.

VIEWING:
By prior telephone appointment

RATES:
The rateable value is £30,750 which is chargeable at 49.6p. in the pound for the rating year to April 2026.

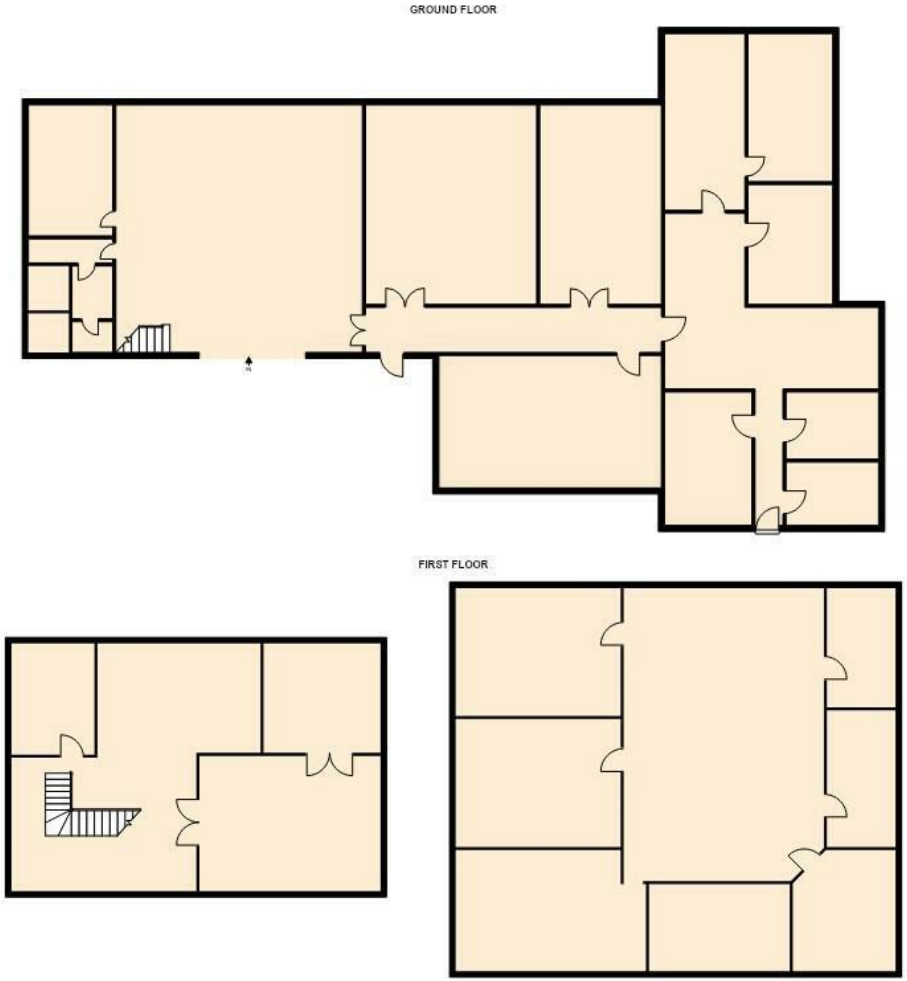
VAT:
To be confirmed

LEGAL COSTS:
Each party to be responsible for their own legal costs.

SERVICE CHARGE:
To be confirmed

PARKING NOTES:
30 parking spaces (double banked)

£79,500 Per Annum



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.