

RAYLEIGH



TO LET

**1 Rawreth Industrial Estate,
Rawreth Lane,
Rayleigh
Essex SS6 9RL**

**YARD
13,500 SQ. FT. (1,254.18 SQ. M.)**



HARD STANDING GROUND



SECURE LOCATION



**POPULAR LOCATION IN
RAYLEIGH**



NEW LEASE AVAILABLE



**RENT ONLY £36,000 PER
ANNUM, EXCLUSIVE**



Ayers & Cruiks
COMMERCIAL

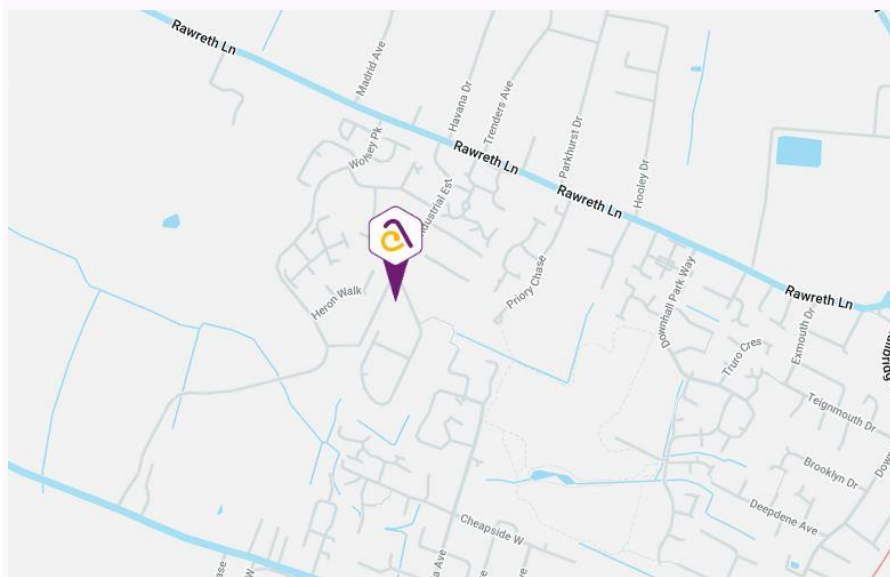
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Secure Yard situated in a very popular location in Rayleigh and within easy access to the A13, A127 and A130.

The Yard is positioned at the start of the busy Rawreth Industrial Estate. The yard is hardstanding and would suite a variety of uses



ACCOMMODATION

Total approx. area 13,500 sq. ft.
(1,254.18 sq. m.)

RENT

£36,000 per annum exclusive, plus VAT

TERMS

The property is let on a new fully repairing and insuring lease for a term to be agreed

BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

LEGAL COSTS

Ingoing tenant is to be responsible for the landlord's legal costs

VIEWING

Strictly by prior appointment by the sole appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruikis nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruikis
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk