

# Warehouse 3 Claydons Lane

Rayleigh, Essex, SS67UU



**TO LET**  
**STORAGE/WORKSHOP/LEISURE ACCOMODATION (STP)**  
**APPROX 2,633 SQ FT (244.70 SQ MS)**



## Warehouse 3, Claydons Lane, Rayleigh, Essex, SS6 7UU

Our client is in the process of creating a fully self-contained commercial unit by partitioning surplus space within their existing factory building. The unit will be accessed by a double width pedestrian doorway and is therefore considered suitable for workshop, non-bulky storage and leisure type uses (STP).

The main building fronts the A127 London Arterial Road overlooking the west-bound slip road to Rayleigh Weir approximately 6 miles west of Southend on Sea, and 8 miles east of Basildon and therefore provides good access links to the M25 motorway (J29) the A130 and A12.



### Accommodation

The space has been measured on a Gross Internal (GIA) basis and a floor area of approx. 2,633 sq ft (244.70 sq ms) has been calculated.

### Terms

The premises will be available on a new fully repairing and insuring lease, subject to a rent of £26,000 pa (excl). All other terms and conditions by negotiation.

### Business Rates

A rating re-assessment will need to be conducted to establish future rating liabilities.

### Energy Performance Certificate

An Energy Performance Certificate (EPC) is in the process of being obtained and will be made available for inspection by interested parties.

### Viewing

By prior appointment with Dedman Gray Commercial on 01702 311111