

FOR SALE

Industrial Unit With Development Potential (STP)

On Site of Circa 2.5 Acres

21 BROOK ROAD

Rayleigh, Essex, SS6 7XD



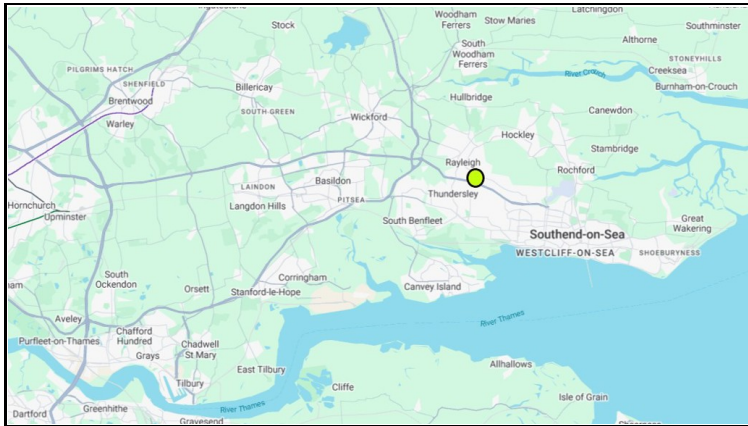
- Development Opportunity
- Established Business Location

- Access to A127
- Vacant Possession from September 2026

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

The premises front Brook Road, forming part of a well-established Industrial Estate, lying immediately to the north of the A127 Southend Arterial Road at the junction with the A129 at the Rayleigh Weir Inter-change. The premises benefit from good road communications throughout the South East Essex area with direct links to the M25 motorway, approximately 15 miles distant.

DESCRIPTION

Industrial unit with development potential (subject to planning) on a site of circa 2.5 acres, located on the established Brook Road Industrial Estate, being adjacent to the A127. The site currently comprises single storey industrial unit with two storey offices, with side loading, and rear yard. The property is currently occupied and let to Fisco Tools Ltd, but will be vacant in September 2026.

ACCOMMODATION

21 Brook Road	66,255 sq. ft. (6,155 m ²)
Site Area	2.5 Acres (1.01 Hectares)

The above floor areas are approximate and have been measured on a gross external basis.

TENURE

Freehold, vacant possession available in September 2026.

PRICE

Price on Application

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The rateable value from April 2026 is £282,500. Applying the current Uniform Business Rate multiplier of £0.48p, we calculate the rates payable are £135,600. Purchasers should make their own enquiries to verify this information. <https://www.gov.uk/find-business-rates>.

EPC

21 Brook Road - EPC rating of D

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Colin Herman
Tel: 01268 290291 / 07976 327448
Email: colin.herman@kemsley.com

David Sewell
Tel: 01268 290299 / 07837 409316
Email: david.sewell@kemsley.com

Ref: AB2868/1



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}

PROPERTY CONSULTANTS

01268 532425

www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.