

TO LET

Industrial/Warehouse Unit With Self Contained Yard On 0.38 Acre Site

5,588 sq. ft. (519 m²)

UNIT 3, TOTMAN CRESCENT

Rayleigh Weir Industrial Estate, Rayleigh, Essex, SS6 7UY



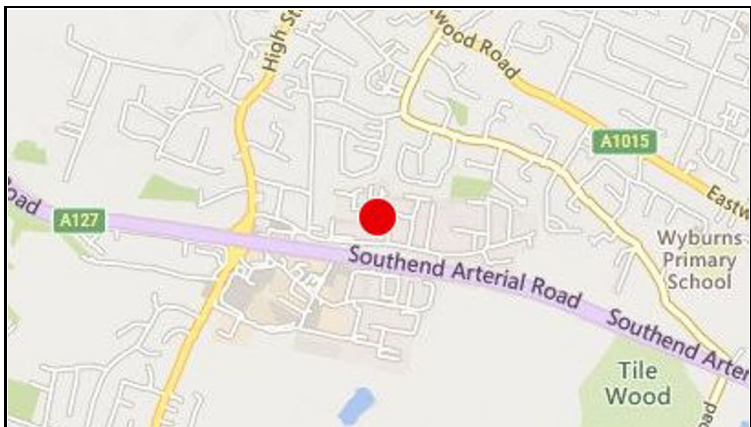
- Level Access Roller Shutter Door (Height 2.8m)
- Reception
- Office Accommodation
- Forecourt Parking

- Gated Loading/Yard Area
- 3 Phase Power & Gas Supply
- Eaves Height 2.9m, Increasing To 6.4m
- Male & Female WC Facilities

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Rayleigh is situated in the South East Essex Area on the edge of Thames Gateway approximately 40 miles to the east of central London and 6 miles to the west of Southend-on-Sea accessed via the A127 Southend Arterial Road which provides good communications throughout the South East Essex Area and direct links to the M25 which is approximately 15 miles distant.

DESCRIPTION

Self-contained gated site with detached industrial/warehouse unit laid out to provide the open bay warehouse/industrial area at the rear accessed via a roller shutter door on the flank elevation which leads through to ancillary accommodation including reception with 3 further internal offices, along with male & female WC facilities. Externally, to the front of the premises there is forecourt car parking, with access to the unit via gated entry point leading to L-shaped yard to the flank and rear of the site.

ACCOMMODATION

Warehouse	4,178 sq. ft. (388 m ²)
Offices & Ancillary	1,410 sq. ft. (131 m ²)
Gross Internal Area	5,588 sq. ft. (519 m²)
Plus Mezzanine Storage	1,226 sq. ft. (114 m ²)
Total Site Area	0.3 Acres (0.12 Hectares)

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

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£61,500 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £39,250. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D-83.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

Ref: AB2977



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.



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.