

Mixed 609, Unit 26 Brook Road, Unit 26, Brook Road Industrial Estate, Rayleigh, SS6 7XL



## MIXED TO LET

Warehouse with office, newly renovated, ideal for start-up or established business

Ground 555sq.ft, 1st 550sq.ft



- **Available from February 17th 2025**
- **Rent £1250.00 monthly**
- Large ground floor storage area with office, further storage kitchen and WC on first floor
- Metered water and Electricity
- Clean rectangular area, ideal for storage and distribution
- Carpeted office, new lighting
- Internet available for extra cost

Services at Mixed 609	
Service	Status
High Speed Internet	£ Available
WiFi	£ Available
Electricity	£ Available
Allocated Parking	Yes
Free Parking Nearby	Yes
24/7 access	Yes
Flexible lease options	Yes

### Description

Unit located in industrial area in centre of Brook Road estate

Good access for commercial vehicles

Generous sized roller shutter access

### Why rent through us?

We are a local commercial property landlord with a portfolio of quality properties including offices, business centres, warehouses and storage across Southern Essex. We offer flexibility to clients whose needs change.

### Our Team

Alongside our team of employed maintenance personnel we have a series of long-term relationships with our external contractors ensuring that we are responsive to any issues that may arise.

### What does this mean for you?

We are here when you need us to report an issue or have a chat about your requirements

### Tenure

flexible

### Permitted Use

storage and distribution

### Price

Price : £1250.00 monthly

£1250 per month

### Business Rates

Rateable Value :

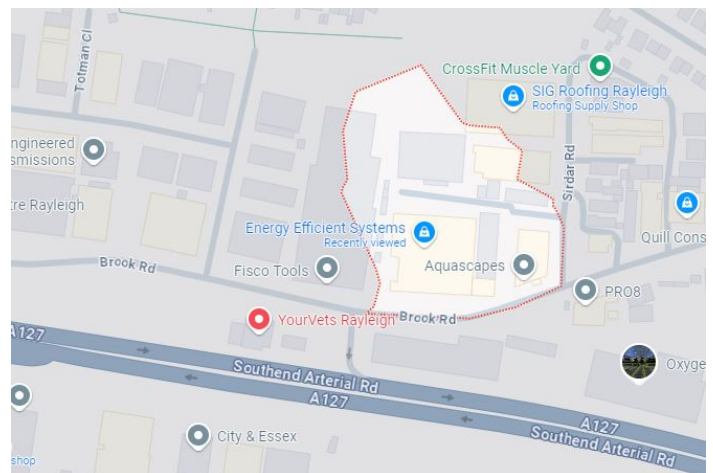
This unit falls below the threshold therefore small business rates relief is available to ensure no rates are payable

### Travel

Close to A127 and major transport links

Close to public transport

Allocated Parking



## Further Images

