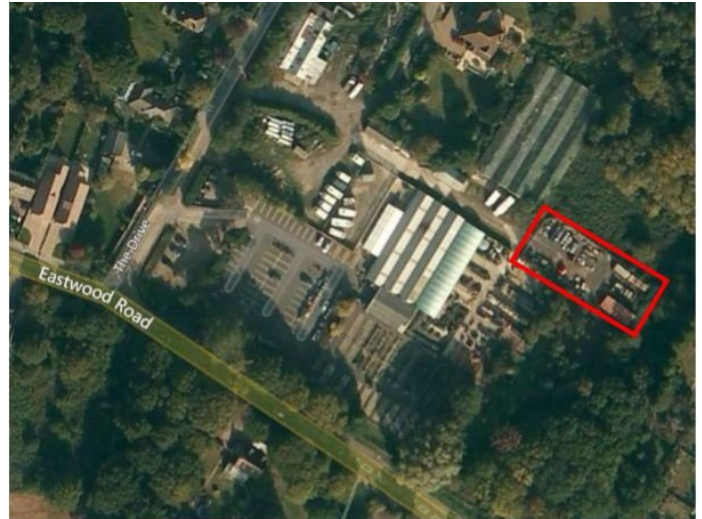


## AREA 6, LIME HOUSE NURSERY INDUSTRIAL PARK, THE DRIVE, RAYLEIGH, ESSEX, SS6 8XA

### TO LET - SECURE YARD

8,710 sq.ft ( 809.19 m<sup>2</sup> )



#### Location

The yard is situated with the Lime House Nursery Industrial Park, behind the Wyevale Garden Centre which is situated off Eastwood Road (A1015) between its junctions with The Drive and Rayleigh Avenue.

Rayleigh town centre is approx. 1.5 miles to the east and access to the A127 which leads to Southend on Sea, Basildon and the M25 (J29) is within a few minutes' drive from the property

#### Accommodation

The property comprises a rectangular hard surfaced yard (compacted to type 1 aggregate material) secured by a 3m high steel palisade fence accessed by double gates opening to approx. 6m. The yard is suitable for light industrial (B1) and storage (B8) uses. The site measures approx. 18m wide by 45m depth.

<b>Site area</b>	8,718 sq.ft ( 809.93 m <sup>2</sup> )
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#### Terms

The property is offered on new FRI lease terms for a minimum of 2 years subject to a mutual rolling 3 month break clause operable after the expiry of the first year.

#### Rent

£30,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Planning

##### Rates

<b>Rateable Value</b>	£4950
<b>UBR (2019/2020)</b>	£0.493
<b>Rates Payable</b>	£2444

Prospective tenants are advised to contact Rochford District Council for clarification of their business rates liabilities as they may qualify for Small Business Rates Relief

#### Legal Costs

Each party to bear their own legal costs.

#### VAT

Value added tax is not applicable to the rent.

#### Viewing & Further Information

Strictly by prior arrangement with sole agents Mass & Co.

Contact;

Mark Mannering - mark.mannering@massandco.com