

BENFLEET



TO LET

52

Stadium Way

Benfleet

SS7 3NZ

INDUSTRIAL

13,072 SQ. FT. (1,214 SQ. M.)



Industrial Unit & Office



Ample Parking



Close to A127



Two Roller Shutter Loading
Doors



Rent From £97,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

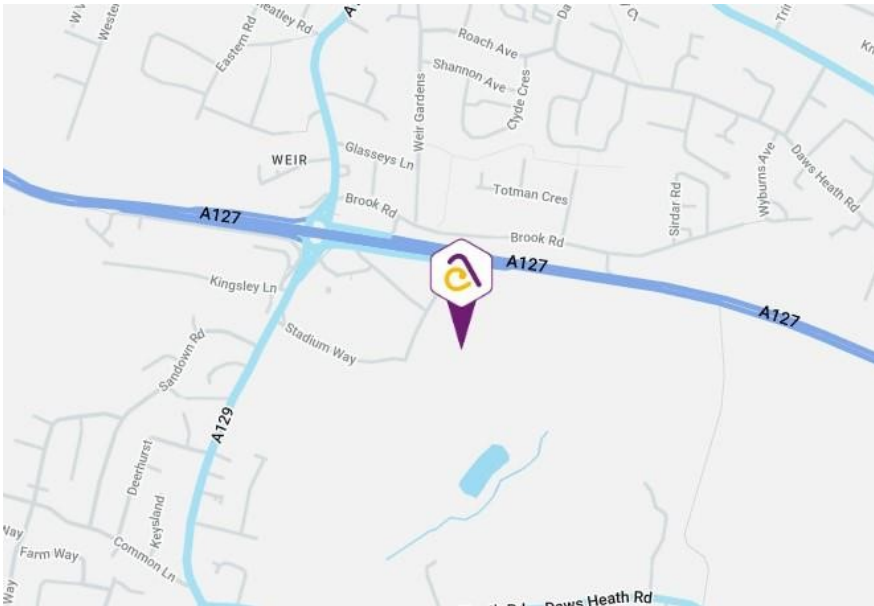
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This industrial unit with a two-story office is located within the well-established Stadium Way industrial estate with Dansk, Choice, Sainsburys, and Wicks. Easily accessible by car, the property enjoys excellent road connections through the A127/A13, leading to the M25 for direct access to London and the surrounding South-East areas.

The unit boasts generous parking, close access to the A127, and essential amenities, including a kitchenette and WC facilities. The warehouse features a maximum eaves height of 7.14m, along with two large electric roller shutters on either side of the building, measuring 4.58m in width and 4.53m in height.



ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor Office	749	70
First Floor Office	749	70
Warehouse	11,574	1,075
TOTAL	13,072	1,214

TERMS

By way of assignment of the current lease expiring December 2031 with a tenant break in December 2026. The current passing rent is £97,000, which increases in December 2024 to £99,000 per annum and again in December 2025 to £100,000 per annum.

EPC

Awaiting EPC

BUSINESS RATES

We have been advised that the rates payable 24/25 is £41,769

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200

LEGAL COSTS

Each party is responsible for their own legal costs

TENURE

Leasehold

RENT

£97,000 per annum exclusive

VAT

Plus VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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