

# BENFLEET

# FOR SALE



1

Brunel Road

Benfleet

SS7 4PS

**INDUSTRIAL INVESTMENT**  
3,600 SQ. FT. (334 SQ. M.)



Industrial Unit



Ample Parking



Close to A127 & A13



Undergoing Refurbishment



Offers In the Excess Of £750,000



**Ayers & Cruiks**  
COMMERCIAL

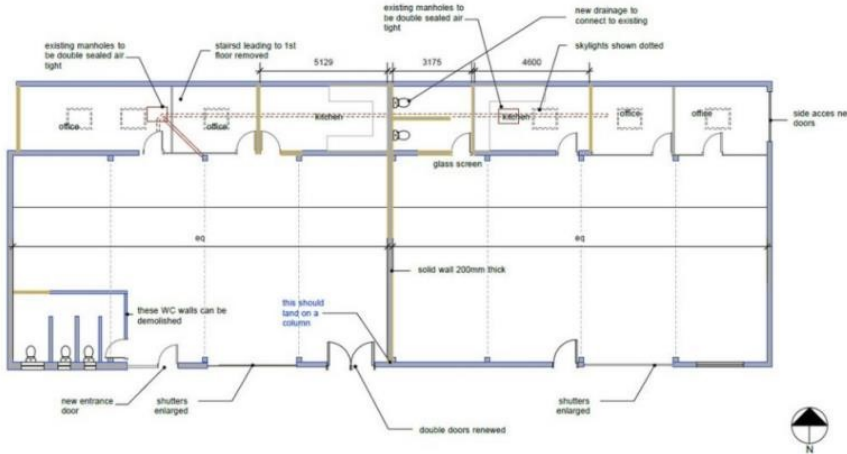
**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Situated within Manor Trading Estate in Benfleet, this property offers a prime location in a highly sought-after industrial area with excellent access to the A13 and A127.

Discover this exceptional opportunity to acquire a freehold industrial unit spanning approximately 3,600 sq.ft. However, the property could be split to provide 2 units of approximately 1,800 sq.ft each. Recently acquired by our client, this unit is undergoing extensive refurbishment to provide a premium workspace. The upgrades encompass both interior and exterior enhancements. Additionally, the unit features a spacious forecourt area, offering ample parking spaces for your convenience.



## ACCOMODATION

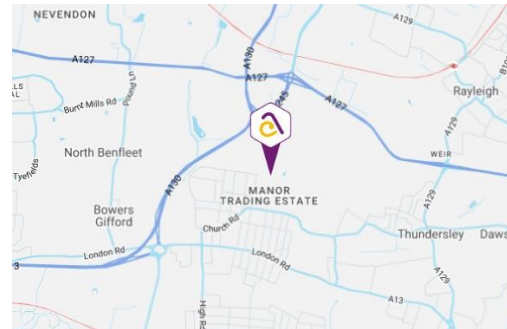
	SQ. FT.	SQ. M.
Warehouse	3,600	334
<b>TOTAL</b>	<b>3,600</b>	<b>334</b>

## TERMS

Not Applicable

## EPC

Awaiting EPC



## 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.

## BUSINESS RATES

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

## LEGAL COSTS

Each party to be responsible for their own legal costs

## TENURE

Freehold

## PRICE

Offers In the Excess Of £750,000

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfiled Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)