

BENFLEET



TO LET

Rear of Shafers Centre
High Road
Benfleet
SS7 5SF

OFFICE
792 SQ. FT. (74 SQ. M.)



Detached Office Building



Cellular Offices



LED Lighting and Air
Conditioning



Ample Parking



Rent Only £15,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Detached office building situated to the rear of Shafers Arcade and Specialist House on the High Road in Benfleet near Tarpots.

The premises comprise of a newly fitted open plan office with three glass partitioned offices, all benefiting from air conditioning, LED lighting, and fitted carpets. To the rear are male and female W.Cs and a kitchenette. The property also benefits from two allocated parking spaces.



ACCOMODATION

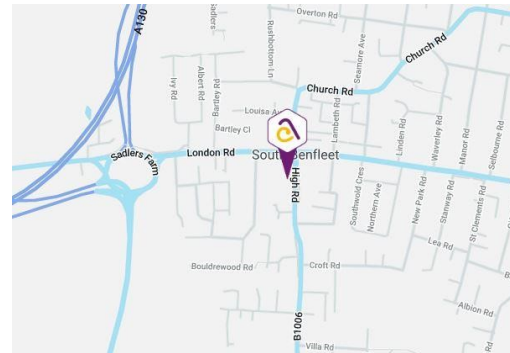
Area	SQ.FT	SQ.M
TOTAL	792	74

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

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

Ingoing tenants are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£15,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

FLOOR PLAN



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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