

# BENFLEET



## FOR SALE

11

Parsons Road

Benfleet

SS7 4PY

**INDUSTRIAL INVESTMENT**  
5,066 SQ. FT. (471 SQ. M.)



Industrial Unit



Ample Parking



Max Eaves Height of 5.3m



Kitchenette & WC



Offers In the Region £675,000



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Industrial Unit located at the northernmost point of the established Manor Trading Estate in Benfleet.

This property features a spacious gated yard with ample parking spaces. It includes a roller shutter door, three-phase electricity, a mezzanine level, and office suites.



## ACCOMODATION

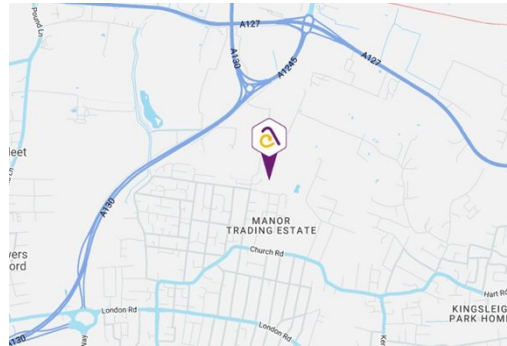
	SQ. FT.	SQ. M.
Warehouse	3,628	337
Mezzanine	490	46
Office Suites	948	88
<b>TOTAL</b>	<b>5,066</b>	<b>471</b>

## 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

Ratable Value UBR Ratable Payable  
£28,000 49.9 £13,972

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 Region Of £675,000

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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