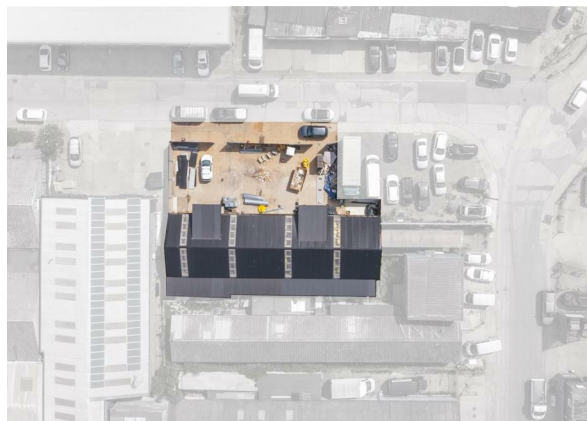
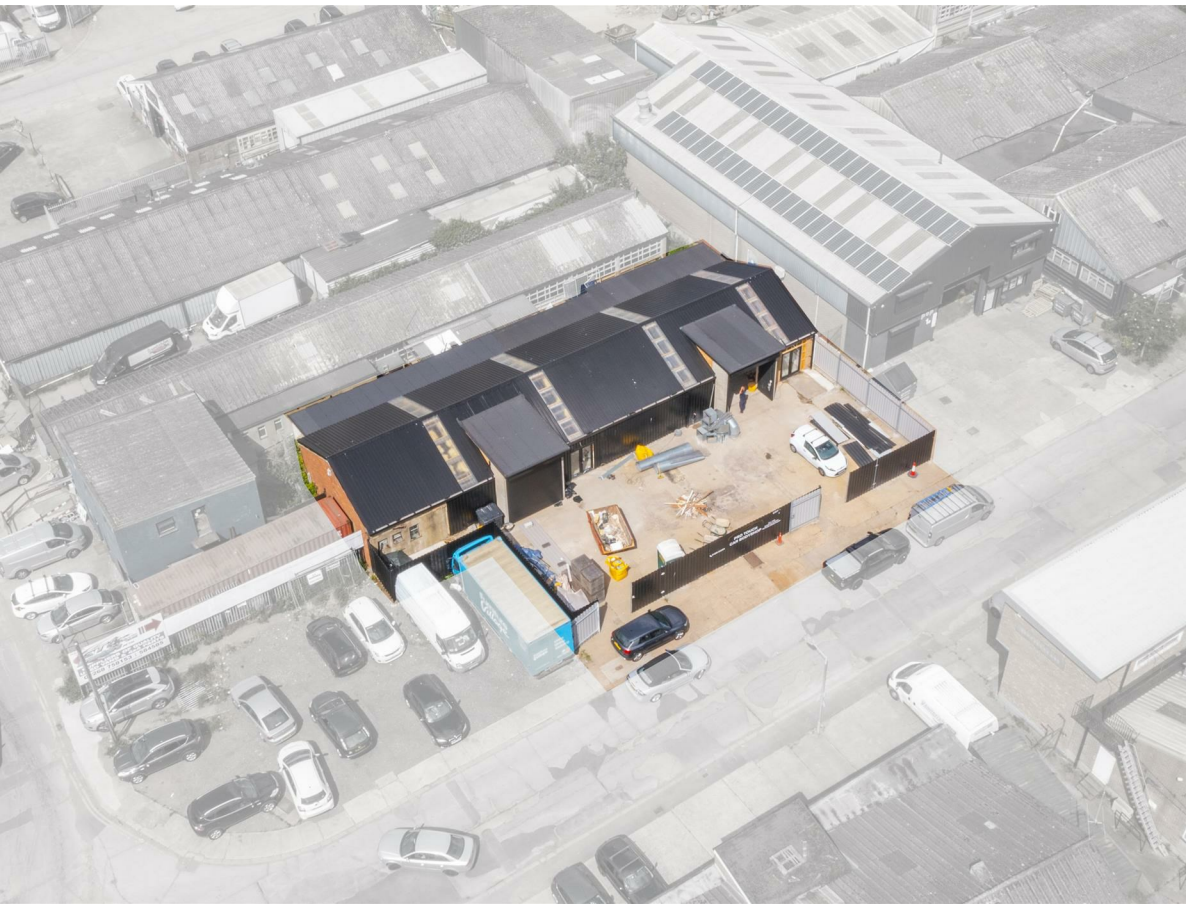


Unit, 1 & 2 Manor Trading Estate, Benfleet, SS7 4PS

Guide Price £600,000

bear
Estate Agents



Unit, 1 & 2 Manor Trading Estate, Benfleet, SS7 4PS

Guide Price £600,000

Council Tax Band: C

INDUSTRIAL DEVELOPMENT CURRENTLY BEING RENOVATED. All Enquiries welcome and open for discussion, please enquire with the team at BEAR for further Details

Situated in the highly sought after Manor Road industrial estate, Bear are pleased to bring to the market an amazing opportunity to acquire a freehold industrial opportunity in prime location.

Spanning over approx. 3,600 sq ft over 2 units with the potential to be purchased separately should you require a smaller site. Please contact the commercial team at Bear who can assist.

Freehold industrial development opportunity situated within a well established and popular industrial estate in Manor Trading Estate, Benfleet, and will be sold vacant.

Guide Price £600,000 to £650,000.

Premises

Currently undergoing a full refurbishment to deliver a premium Unit in a sought after industrial estate, the unit has the option to be purchased as a whole or in 2 separate units if you require something smaller. With a spacious forecourt to the front for parking for staff and clients, there is room to grow! With a dominant frontage and location too. Entrance is high level shutters, secluded internally for extra privacy, 2 offices in each unit, the list goes on!

Refurbishment Details

New - Cladding, Doors, Shutter, Bathrooms, Offices, Kitchens, the list goes on! Enquire with the team for a detailed over view.

Location

Situated in the MANOR ROAD Industrial Estate in Benfleet is this prime opportunity to purchase a site in a prominent location in the centre of the commercial development.

Benfleet has grown rapidly in the last few years for residential and commercial industries. With Manor Road being located close to the A13, it is an ideal location for a commercial business to develop and grow with access to train line with direct travel to London Liverpool Street and also giving a variety of options for travel and commercial distribution.

Situated just 34 Miles east of London, 7.9 miles to Southend City and 15 miles South of Chelmsford City Centre too, road links are prime for the location with access to the A13, M25, A127 and A130

Demographics

South Benfleet has a growing population of approximately 49,881 (census 2021) and growth is expected to continue with development in the residential and commercial sectors, along with a bustling town and growing infrastructure

Tenure

The property is offered for sale by Freehold

Services

The property currently has gas, electric, water and mains drainage connected. Interested parties are advised to make their own enquiries however the sellers are happy to provide all documents in relation they have.

Proposal

The vendor is seeking offers in the region of £750,000 subject to contract for the benefit of the freehold interest in the property

The seller is looking for an unconditional offer for the site either as a whole or individual units (price will vary accordingly at £750,000 is for the purchase of the whole site) however will consider all offers and review accordingly.

Viewing Arrangements

Viewing is strictly via appointment only to be accompanied by the agent

Rates & Usage

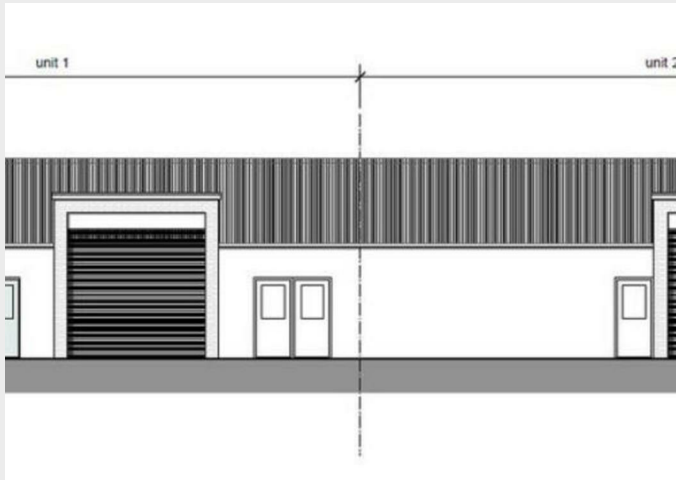
The rateable value is to be confirmed by the seller and will be updated once information is received. We are informed the Units can be used under B2 & B8 and all other categories should be enquired direct with the local council.

Disclaimer

Whilst every care is taken to ensure that these particulars are following due-diligence, buyers are instructed to enquiry directly with the council regarding the potential usage and to do their own due-diligence. These particulars are a guidance for potential buyers and acceptance of these particulars forms a binding contract with all parties introduced to the site. - Fees may apply



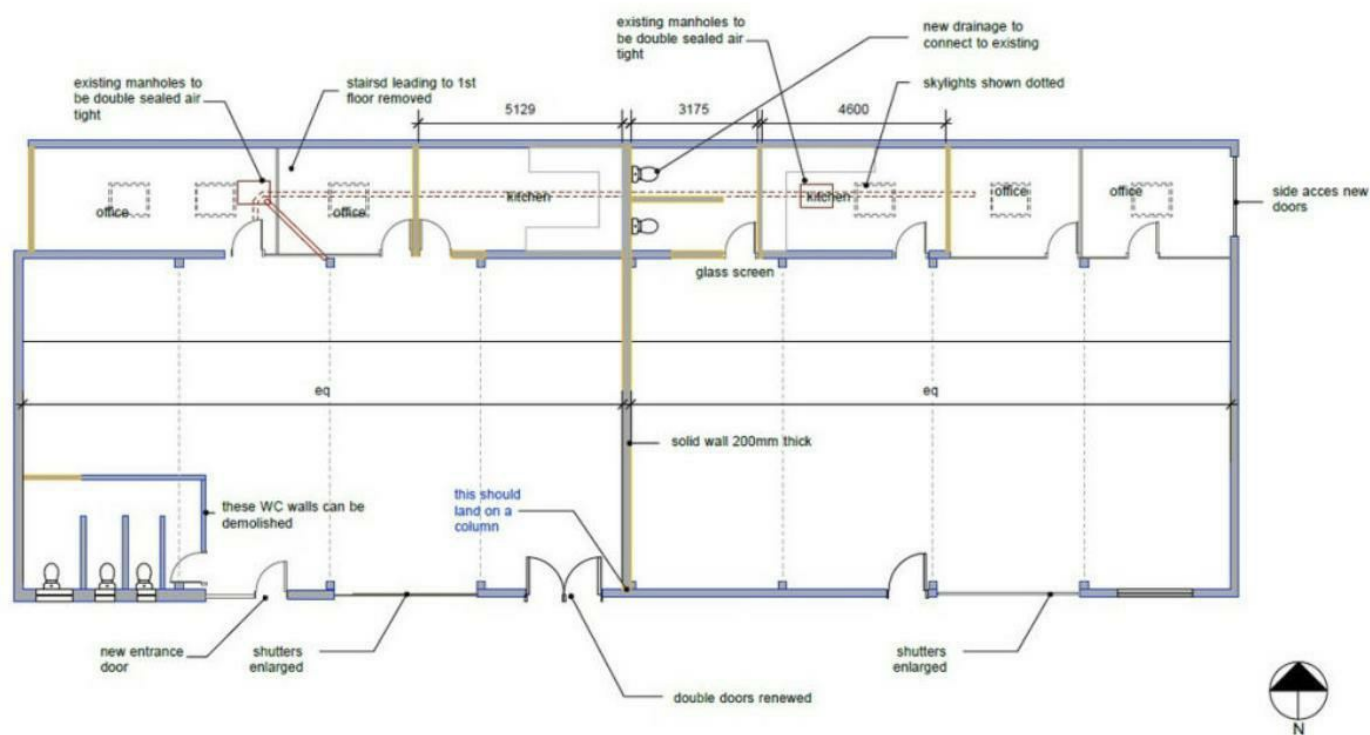




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC