

TO LET

Industrial Premises

2,838 sq. ft. (264 m²)

10 ARMSTRONG ROAD

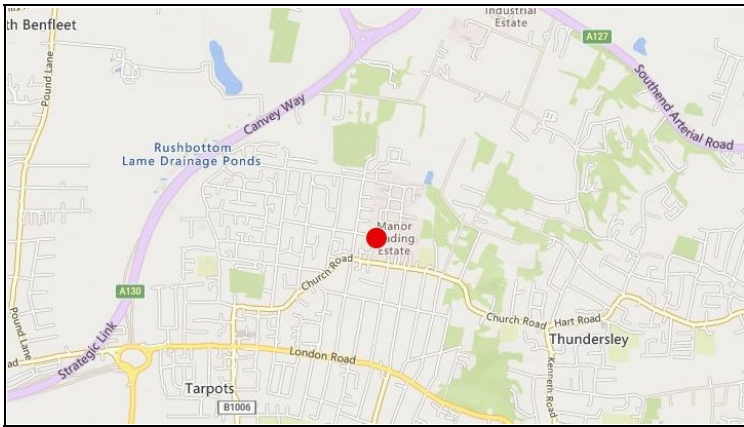
Manor Trading Estate, Benfleet, Essex, SS7 4PW



- Deceptively Large
- Parking To Front
- Roller Shutter (2.65m in Height)
- Established Estate
- W/C & Kitchen Facilities
- Unit Depth of 41.8m

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Benfleet is situated in the Thames Gateway Area approximately 35 miles to the east of central London and 6 miles to the west of Southend-on-Sea accessed via the A13 trunk road which provides good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 15 miles distant. Benfleet main line railway station provides services to London Fenchurch Street.

DESCRIPTION

Deceptively large semi-detached industrial premises located on the sought after Manor Trading Estate, Benfleet. The property benefits from a manual roller shutter measuring 2.65m in height and a total depth of 41.7m. Access to the unit is via a personnel door to the side of the unit. Parking is located to the front.

ACCOMMODATION

Total 2,838 sq. ft. (264 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£25,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £14,250 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £7,110.75.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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