

# BENFLEET



## FOR SALE

1 Brunel Road  
Benfleet  
Essex  
SS7 4PS

**FREEHOLD INDUSTRIAL**  
**Whole Unit: 3,600 SQ.FT. (334 SQ.M.)**  
**Unit A: 1,800 SQ.FT. (167 SQ.M.)**  
**Unit B: 1,800 SQ.FT. (167 SQ.M.)**



FULLY REFURBISHED INDUSTRIAL



WHOLE UNIT OR X2 SEPARATE UNITS



AMPLE PARKING



CLOSE TO THE A127 AND A13



WHOLE UNIT: OFFERS IN EXCESS OF £600,000  
UNIT A: OFFERS IN EXCESS OF £325,000  
UNIT B: OFFERS IN EXCESS OF £325,000



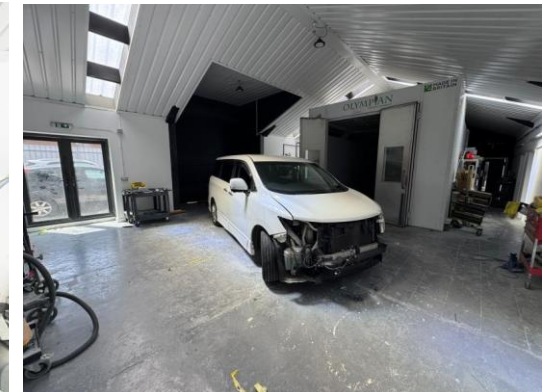
**Ayers & Cruiks**  
COMMERCIAL

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

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

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## DESCRIPTION AND LOCATION

This freehold industrial opportunity is 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.

### WHOLE UNIT:

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. Recently acquired by our client, this unit has undergone 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.

### UNITS A & B:

Discover this exceptional opportunity to acquire a freehold industrial unit spanning approximately 1,800 sq.ft. The unit has recently been refurbished offering a versatile, professional and modern working space. Additionally, the unit features a spacious forecourt area, offering ample parking spaces for your convenience.

UNIT	SIZE	PRICE
WHOLE	3,600 SQ.FT. 344 SQ.M.	Offers in excess of £600,000
UNIT A	1,800 SQ.FT. 167 SQ.M.	Offers in excess of £325,000
UNIT B	1,800 SQ.FT. 167 SQ.M.	Offers in Excess of £325,000

### TERMS:

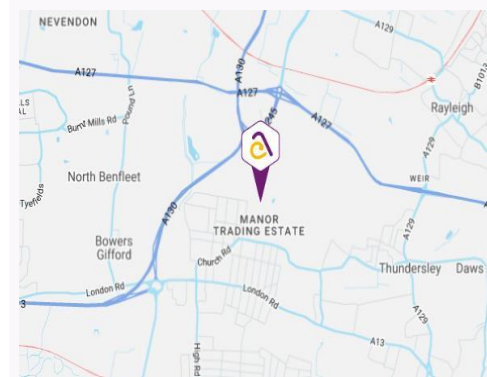
Our client is looking for offers in excess of £600,000 for the whole unit and offers in excess for £325,000 for Unit A and offers in excess of £325,000 for Unit B.

### VAT:

Plus VAT If Applicable

### EPC:

C 52



### 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:

The separate units are yet to be rated. 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:

Whole Unit: OIEO £600,000  
Unit A: OIEO £325,000  
Unit B: OIEO £325,000

### VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.



**Ayers & Cruiks**  
COMMERCIAL

### SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
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### CHELMSFORD OFFICE

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