

BENFLEET



TO LET

103-105
High Road
Benfleet
SS7 5LN

OFFICE
4,137 SQ. FT. (384 SQ. M.)



Offices Situated Over Three Floors



Allocated Parking Spaces To The Rear



W.C & Kitchenette Facilities



Boasts Good Road Connections



Rent Only £50,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

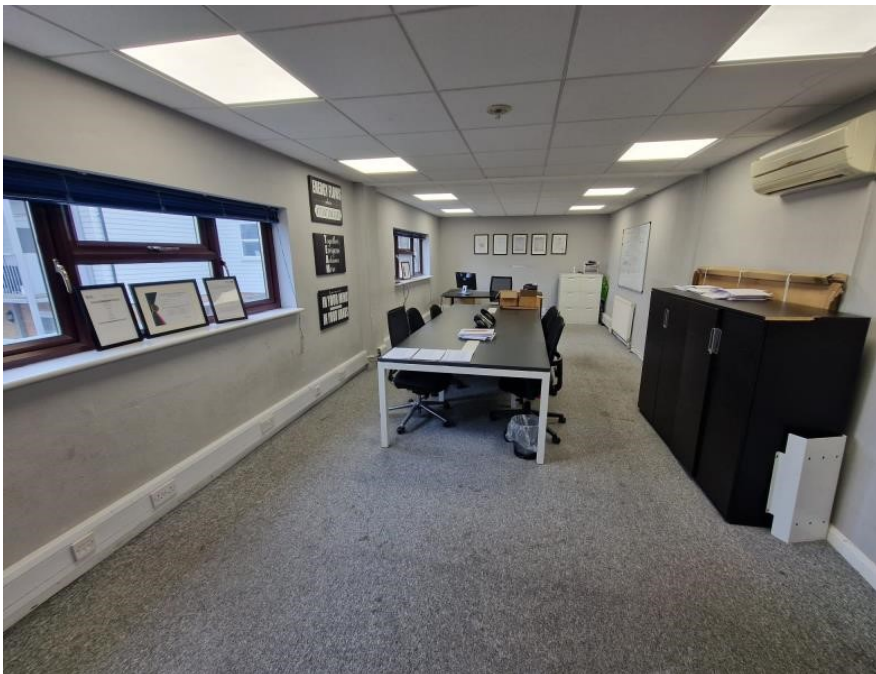
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This property is situated along Benfleet High Road, which is the main road running through the area of Benfleet. Benfleet High Road is a busy thoroughfare that offers a variety of local amenities including shops, services and businesses, making it convenient and vibrant location, it is also well connected with easy access to public transport links with Benfleet train station being in close proximity, the A13 is also close by, ensuring quick routes to Southend and other neighbouring towns.

This property comprises the entire building, which spans three floors, each dedicated to office spaces. The property is equipped with modern amenities, including air conditioning, WC, and kitchenette facilities. Additionally, there are approximately 12 parking spaces at the rear which are gated for convenience.



ACCOMODATION

	SQ.FT	SQ.M
Area	4,137	384

TOTAL	4,137	384
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TERMS

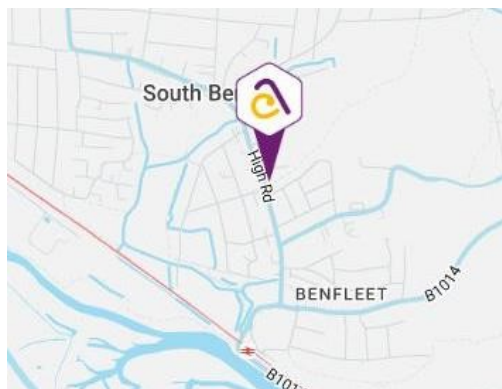
The premise is available to let upon for a term to be agreed.

SERVICE CHARGE

To Be Confirmed

EPC

D 84



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 tenant to be responsible for the landlords reasonable legal costs

TENURE

Leasehold

RENT

£50,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
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SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
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