

# BENFLEET



## TO LET

Unit 2  
Corton Trading Estate  
Benfleet  
SS7 4QR

**INDUSTRIAL**  
2,563 SQ. FT. (238 SQ. M.)



Industrial Unit



Allocated parking



New Lease Available



Kitchenette & WC



Rent Only £23,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

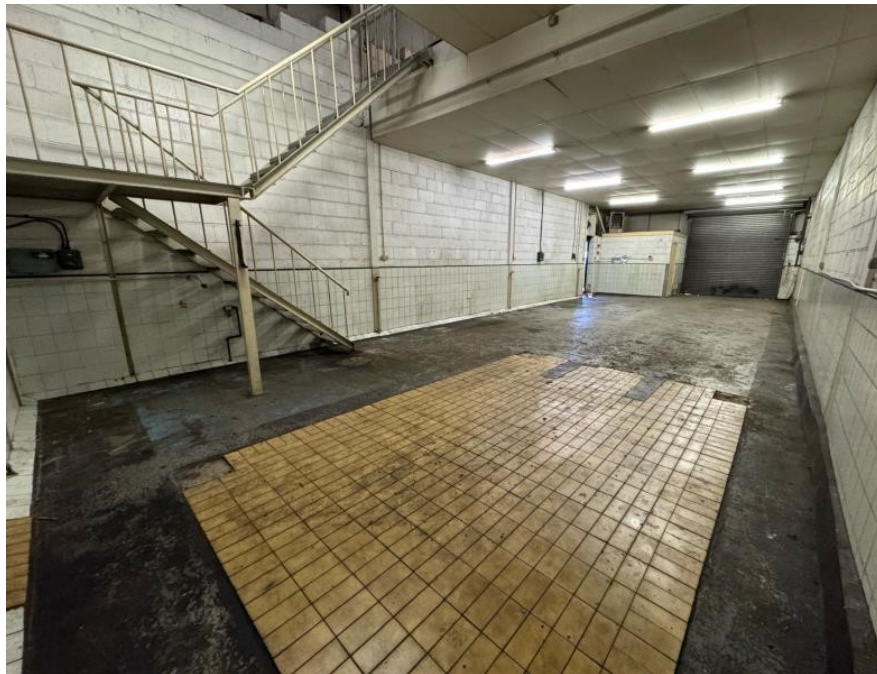
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

The unit is located within the well-established Corton Trading Estate on Church Road, close to the Manor Trading Estate and a range of local amenities.

Previously used as a mechanic's workshop, the property comprises a large open-plan warehouse with a manually operated roller shutter door. The ground floor includes a W.C. and kitchenette. A full mezzanine level offers two separate office suites, providing flexible workspace or additional storage. The property benefits from three-phase. The landlord is currently undertaking reinstatement and refurbishment works to return the premises to good order following tenant dilapidations. Updated internal photos will be shared upon completion.



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	1,227	114
Mezzanine	1,336	124

TOTAL	2,563	238
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## TERMS

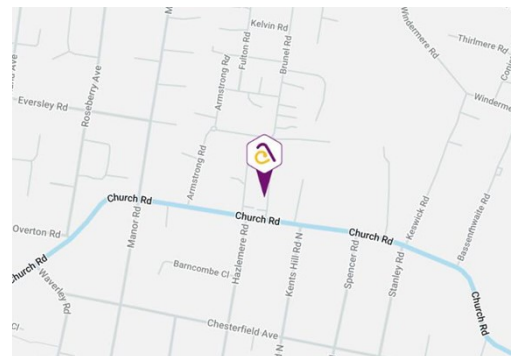
The premises are available on a new full repairing and insuring (FRI) lease, for a term to be agreed. The landlord is seeking a 10-year term, subject to negotiation, and is open to including a tenant-only break clause and RPI-linked rent review at the 5-year point, subject to covenant and use.

## SERVICE CHARGE

A service charge will be applicable for the maintenance of the common estate areas. Further details available on request.

## EPC

D  
93



Misrepresentation Act 1967

## BUSINESS RATES

Rateable Value	UBR	Rateable Payable
£12,250	0.49	£6,112.75

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200

## LEGAL COSTS

Ingoing tenants is responsible for the landlord's reasonable legal costs

## TENURE

Leasehold

## RENT

£23,000 Per Annum Exclusive

## VAT

VAT Not Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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