



1 Brunel Road, Manor Trading Estate, Benfleet, SS7 4PS For Sale | 1,800 to 3,600 sq ft



# 1 Brunel Road, Manor Trading Estate, Benfleet, SS7 4PS

### Summary

- Price: Offers in excess of £600,000
- Business rates: Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200
- Car parking charge: n/a
- · VAT: To be confirmed
- Legal fees: Each party to bear their own costs

### Further information

• View details on our website

#### **Contact & Viewings**

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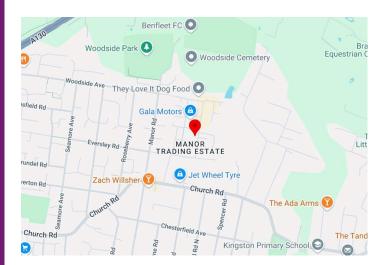
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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



# **Key Points**

- Industrial Unit
- Ample Parking
- Close to A127 & A13
- Undergoing Refurbishment
- Offers In the Excess Of £750,000

# Description

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 of approximately 1,800 sq.ft each. Recently acquired by our client, this unit is undergoing 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.

### Location

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.

### Accommodation

Name	sq ft	sq m
Unit	3,600	334.45
Unit - Split	1,800	167.23

### Viewings

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

### **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.

### **Price**

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

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