



Ayers & Cruiks
COMMERCIAL

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

For Sale | 1,800 to 3,600 sq ft

Industrial unit undergoing refurbishment with a spacious forecourt and ample parking spaces.

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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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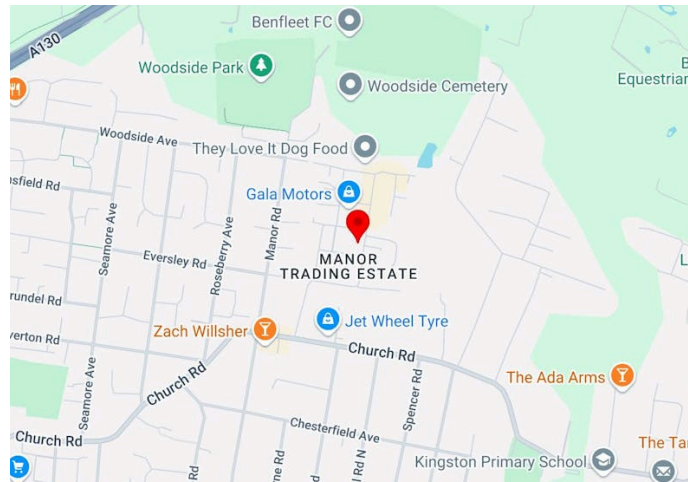
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Key Points

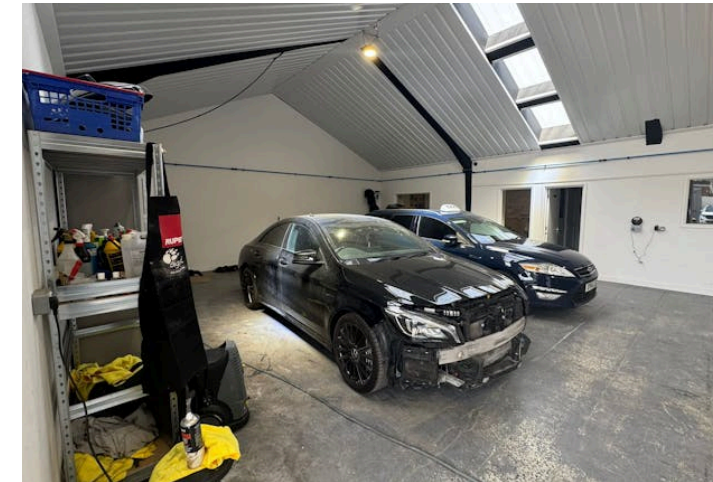
- Industrial Unit
- Ample Parking
- Close to A127 & A13
- Undergoing Refurbishment
- Offers In the Excess Of £750,000

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

