



103-105 High Road, Benfleet, SS7 5LN To Let | 2,547 to 4,137 sq ft



# 103-105 High Road, Benfleet, SS7 5LN

# Summary

- Rent: £24,000 £50,000 per annum
- 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: Ingoing tenant is liable for both parties legal costs
- EPC: D (84)
- · Lease: New Lease

#### Further information

View details on our website

### **Contact & Viewings**

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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

Alton Garden Centre Rayleigh Oxygen Rayleigh North Benfleet Basildon **Bowers** Gifford Thundersley FASTWO Hadleig Essex Wildlife Tru 0 Belfairs Nature... Hadleigh Castle MARINE ESTATE Fobbing Two Tree Island NEWI ANDS ringham Canvey Island World London THAMES HAVEN Gateway Port

# **Key Points**

- · Available as whole building or split
- Allocated Parking Spaces To The Rear
- W.C & Kitchenette Facilities
- Boasts Good Road Connections
- Rent from £24,000 per annum

# Description

This property is available to let as either the whole building or it can be split into two units. One consisting of the ground floor and the other the first and second floors. 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.

## 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 Al3 is also close by, ensuring quick routes to Southend and other neigbouring towns

# Accommodation

Name	sq ft sq m Rent
Building - Whole Building	4,137 384.34£50,000 /annum
Unit - Ground Floor	1,761 163.60 £24,000 /annum
Unit - First & Second Floors	2,547236.62 £34,500 /annum

# Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### **Terms**

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

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