

FOR SALE / TO LET

Three Storey Modern Office Building

5,062 - 15,186 sq. ft. (470 - 1,411 m²)

OFFICES AT SURFACE WHARF

Stanhope Industrial Park, Wharf Road,
Stanford-Le-Hope, Essex, SS17 0EH



- Air Conditioning (Not Tested)
- Open Plan Arrangement Plus Meeting Rooms
- Gated Self Contained Site

- Passenger Lift
- Kitchens & W/C Facilities
- 60 Allocated Parking Bays

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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LOCATION

Stanford le Hope is situated in the Thames Gateway approximately 25 miles to the east of central London and 5 miles to the west of Basildon accessed via the A13 trunk road which provides good communications throughout the South East Essex Area and direct links to the M25 motorway and national motorway network. Stanford-le-Hope has a mainline railway station providing services to London Fenchurch Street.

DESCRIPTION

Modern self-contained office building arranged which can be let as a whole or by floor (5,062 sq.ft). The building is arranged over three floors providing mostly open plan office accommodation plus partitions, kitchens and w/c facilities. The building benefits from DDA compliant lift access to all floors, air conditioning (not tested), and LED Lighting. Externally, the building offers 60 car parking bays.

ACCOMMODATION

Ground Floor	5,086 sq. ft. (472 m ²)
First Floor	5,086 sq. ft. (472 m ²)
Second Floor	5,086 sq. ft. (472 m ²)
Total	15,186 sq. ft. (1,411 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available upon a leasehold basis for a term to be agreed, or to be sold freehold with vacant possession.

PRICE / RENT

£2,650,000 Freehold. / £190,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Occupiers are invited to make their own enquiries.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via joint agents:

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