

TO LET

Office Space With Storage

3,606 sq. ft. (335 m²)

3 KELVIN ROAD

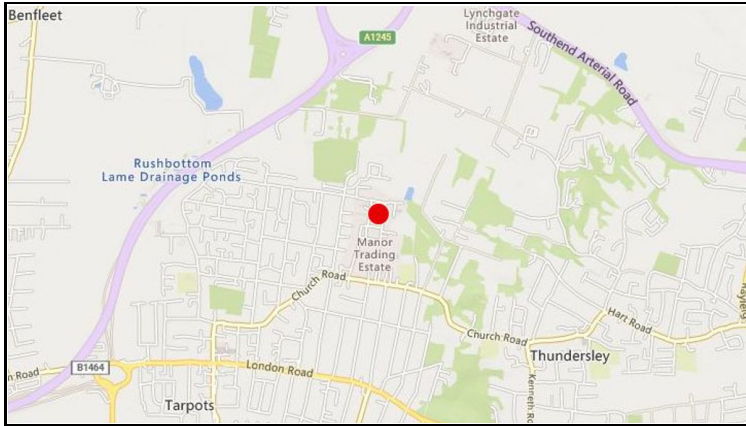
Manor Trading Estate, South Benfleet, Essex, SS7 4QB



- Office Premises With Storage
- High Spec Office Space
- Offices Can Be Converted Back To Warehouse
- Air Conditioning
- Parking For 6 Vehicles
- Alcohol Premises License

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Benfleet is situated in the Thames Gateway Area approximately 35 miles to the east of central London and 6 miles to the west of Southend-on-Sea accessed via the A13 trunk road which provides good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 15 miles distant. Benfleet main line railway station provides services to London Fenchurch Street.

DESCRIPTION

The property comprises an end terrace hybrid Office/Warehouse premises located in a well-established industrial estate. To the front of the property, part of the warehouse space has been converted to provide open plan offices, with the warehouse and storage space to the rear, which can be accessed by an electric roller shutter door on the side of the property. The converted offices could be easily converted back to warehouse space and a roller shutter installed to the front should it be required. Externally, the property offers 6 car parking spaces and a shared side access loading bay, with an electric security gate controlled by a video intercom system. Additionally, security cameras and alarm system will remain. The property is in a very good condition and has been well kept throughout the previous tenancy.

ACCOMMODATION

Ground Floor	2,855 sq. ft. (265 m ²)
Mezzanine Floor	751 sq. ft. (70 m ²)
Total	3,606 sq. ft. (335 m²)

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

TENURE

The premises is available on a leasehold basis, further details upon application.

RENT

£33,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £17,250. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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Pravi Sidhu

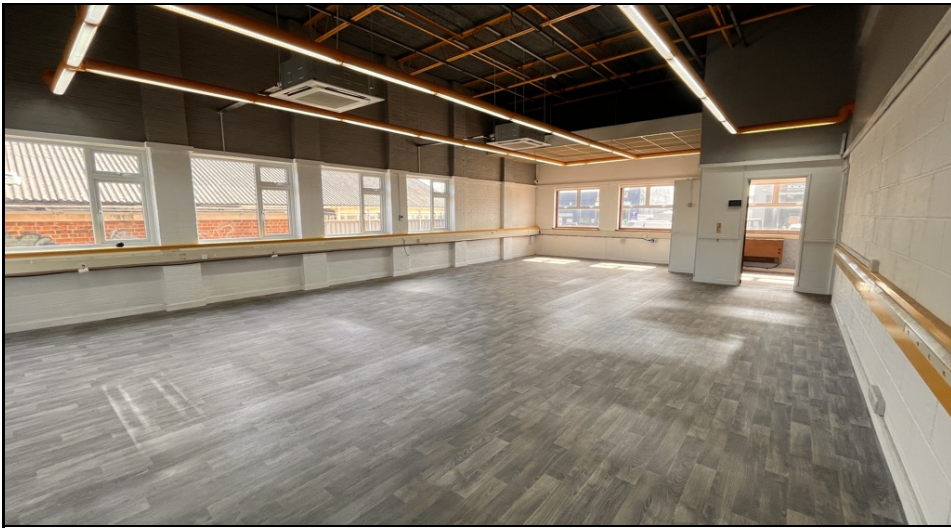
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