

Surface Wharf (Office) Stanhope Industrial Park Wharf Road, Stanford-Le-Hope Essex SS17 0EH

**THREE STOREY MODERN OFFICE BUILDING
APPROX. 15,258 SQ FT 1,417.47 SQ M**

- Air Conditioning
- Open plan arrangement plus Meeting Rooms
- Gated self contained site
- Passenger lift
- Kitchen & WC facilities
- 60 allocated parking bays

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.



Surface Wharf (Office), Stanhope Industrial Park, Wharf Road, Stanford-Le-Hope, Essex SS17 0EH

Description

Modern self-contained office building arranged over three floors providing mostly open plan office accommodation plus kitchens and WC facilities. The building benefits from DDA compliant lift access to all floors, air conditioning, and LED Lighting. Externally, the building offers 60 car parking bays.

Accommodation

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

Floor	Sq Ft	Sq M
Ground Floor	5,086	472.49
First floor	5,086	472.49
Second floor	5,086	472.49
TOTAL	15,258	1,417.47

Terms

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

Legal Fees

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

VAT

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

Location Map



Business Rates

Interested parties are invited to make their own enquiries by contacting the Local Authority.

Energy performance certificate

An EPC has been requested and will be available shortly.

Viewing and further information

Strictly by prior appointment via Glenny - Dan Wink/Tom Gill

Joint Agents

Kemsley LLP
David Sewell
Ryan Jones

Next steps...

For further details on these and many other available properties please contact:



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