

9a Parsons Road, Manor Trading Estate, South Benfleet SS7 4PY



Yard approx. 4,800 sq ft (446 sq m) with Unit
538sq ft (50 sq m) Plus Modular Office

TO LET

- Palisade Fenced and Gated Yard
- Modular Office / WC
- Concrete
- Vacant
- 24/7 Access

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established Industrial Estate lying just off the A130, which links with both the A13 and A127. Rayleigh (Greater Anglia) and Benfleet (c2c) train stations are within close proximity.

The property

A regular shaped yard with metal gate to the front and concrete access way. There is a steel portal frame unit to the rear with access via a loading door. There is also a container being used for office space with a toilet. We understand that there is electricity to site but mains water for connection.

Accommodation Measured via Promap Digital Mapping the approximate site area is:

Yard	4800 sq ft	446 sq m
Unit	538 sq ft	50 sq m
Office	142 sq ft	13.2 sq m
Total	5,480 sq ft	509.2 sq m

The tenant should satisfy itself on the area in due course.

Terms

To be let on a new lease for a term to be agreed excluding a right of renewal on expiry, including periodic upward only rent reviews.

Figures

£32,500 per annum exclusive

We understand that VAT is not payable on the rent. Subject to receipt of accounts, a rent deposit is payable.

Business rates

The Rateable Value (2023) is £4,800. Assuming the tenant qualifies under current Small Business Rate Relief rules, nil business rates are payable.

Legal costs

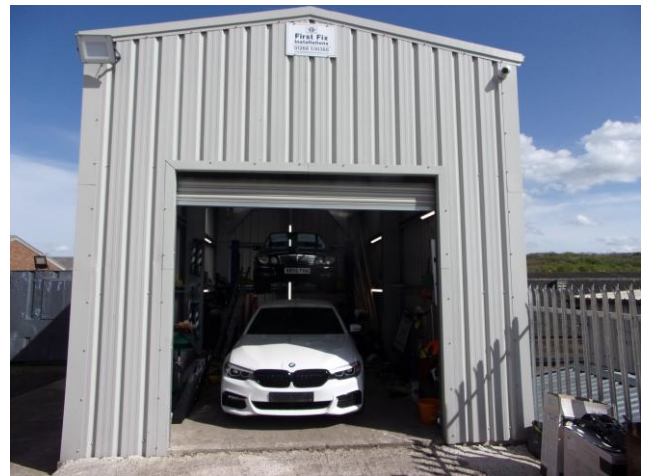
Each party is to be responsible for the payment of its own legal costs.

EPC

Awaiting reassessment.

Agent's Note

No warranty is given in respect of the current planning use. The unit / modular belong to the previous tenant and subject to agreement will remain. None of the amenities or fixtures and fittings have been tested. All terms are quoted exclusive of VAT (if applicable).



Enquiries/viewing

Please contact us on 01708 860696 or Email: jb@branchassociates.co.uk

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