



**RENT- £8,000 PER ANNUM + VAT**  
**£667 PCM + VAT**

#### SITUATION AND DESCRIPTION

Hair & Son are pleased to offer to the market this first floor office to the market in central Benfleet. The offices are self-contained with the entrance located on Hatley Gardens. The premises is built up of 7 separate offices, the premises also includes Male & Female W/C's and kitchenette.

AVAILABLE FOR IMMEDIATE VIEWING.

## ACCOMMODATION

OFFICE 1: 10' X 7'6"

OFFICE 2: 13'4 X 11'3"

OFFICE 3: 13'2 X 10'9

OFFICE 4: 9'11 X 7'11

OFFICE 5: 9'5" X 7'10"

OFFICE 6: 9'9" X 8'11"

OFFICE 7: 12'3" X 11'

KITCHENETTE: 6' X 4'

MALE W/C

FEMALE W/C

GROSS INTERNAL FLOOR AREA: 770 SQ.FT (71 SQ.M)

## DESCRIPTION

A self-contained office suite.

## RATEABLE VALUE

With effect from April 2023 the rateable value will be £8,200 chargeable at 49.6p in the pound.

## ENERGY PERFORMANCE

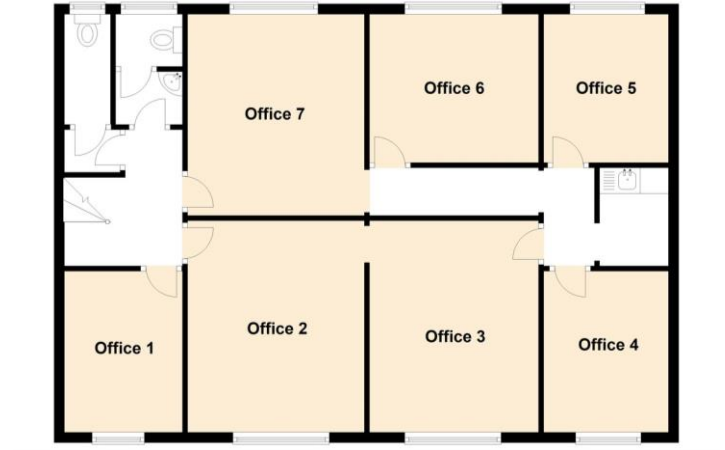
The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new full repairing and insuring sub-lease for a term to be agreed at a rent of £8,000 per annum plus VAT.

## VIEWING

Prior telephone appointment with Hair & Son:  
01702 394959 - Option 3.



Hair & Son – 01702 394959 (Option 3)

[www.hairandson.co.uk](http://www.hairandson.co.uk)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.  
Photos are for representation only and do not imply the inclusion of fixtures or fittings.  
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

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