

**Lot No:****Office 4, 251/255 Church Road SS7 4QP  
FIRST FLOOR SERVICED OFFICE -  
TO LET**

**RENT - £7,000 Per Annum  
£583PCM**

## SITUATION AND DESCRIPTION

a minimum 12 month lease term.

Conveniently located along Church Road, Benfleet on the outskirts of Manor Trading Estate, Benfleet. This service office totals 232 SQ.FT (21.56 SQ.M) and is inclusive of heating, lighting, communal cleaning and business rates but exclusive of phone lines and internet. The office has most recently been re-decorated and re-carpeted throughout and read for immediate occupation on the basis of

## ACCOMMODATION

OFFICE: 5.9m x 3.59m

COMMUNAL KITCHEN AREA

MALE W/C

FEMALE W/C

GROSS INTERNAL FLOOR AREA: 232 SQ.FT (21.56 SQ.M)

## DESCRIPTION

A first floor serviced office suite benefitting from being newly re-decorated and re-carpeted with double glazed windows, suspended ceiling with LED panel light inserts and 232 SQ.FT (21.56 SQ.M) of office space. The letting agreement will be inclusive of heating, lighting, communal cleaning and business rates but exclusive of phone lines and internet.

## RATEABLE VALUE

Business rates are to be included within the rental fee.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

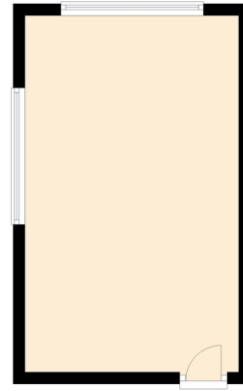
## TERMS

To be let on a new minimum lease term of 12 months at a rent of £7,000 Per Annum.

## VIEWING

By prior appointment via Hair & Son: 0172 394959  
(Option 3).

Ground Floor



Office 4, 251/255 Church Road, Benfleet

Hair & Son – 01702 394959

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

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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  
More than an estate agent  
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