

# Manorway House, The Manorway, Stanford le Hope, Essex SS17 9LA

**SECOND AND THIRD FLOORS FROM APPROX  
4,261 - 8,522 SQ FT 395.85 - 791.69 SQ M**

- Detached four storey building
- Oil fired central heating with wall mounted radiators
- Lift
- Carpet tiled floors
- Kitchen area to each floor



## Location

Manorway House is located directly off the A1014, Manorway connecting Coryton, the London Gateway Container Port and associated Business Park and the former Thames Oilport with the A13, which in turn connects with the M25 at Junction 30 approximately 10 miles to the west. Within 3 miles to the west is Stanford-Le-Hope town centre which has a main line railway station on the C2C line accessing London Fenchurch Street with a fastest journey time of 50 minutes.

## Description

The property comprises a detached, four storey concrete framed office building let to multiple tenants. Internally, the property has a central core area of staircase, passenger lift, riser and male and female WCs. The available accommodation is located on the second and third floors and is heated, carpeted and lit with perimeter trunking and CAT 5 cabling.

Externally, there is ample car parking for approximately 60 private motor vehicles.



## Manorway House, The Manorway, Stanford le Hope, Essex SS17 9LA

### Accommodation

The property has the following approximate areas:

Floor	Sq Ft	Sq M
Second floor	4,261	395.85
Third floor	4,261	395.85

### Terms

The offices are available to let on new Full Repairing and Insuring lease for a term to be agreed at a commencing rental of £12.50 per sq ft

### Service Charge

There is a service charge payable for the upkeep and maintenance of the common parts of the estate. Further details upon request.

### VAT

VAT is payable on the rent and other outgoings associated with the offices.

### Business Rates

Interested parties are advised to contact the Local Authority, Thurrock Council to verify the rating assessment.

### Location Map



### Energy performance certificate

From internet enquiry of the Non-Domestic Energy Performance Rating website we understand the property has an EPC rating of D97.

### Viewing and further information

Strictly by prior appointment through sole agents Glenny LLP  
Dan Wink

### Next steps...

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



**Dan Wink**  
**07717 545 532**  
d.wink@glenny.co.uk



**Jim O'Connell**  
**07768 070 248**  
j.oconnell@glenny.co.uk

### Essex Office

Call: 01268 540 771

3 Argent Court Sylvan Way, Basildon  
Southfields Business Park, SS15 6TH

18-Nov-2020  
AX3154