



MANORWAY HOUSE

1.27 acre Re-development/Refurbishment Opportunity

100 meters from the London Gateway Industrial Hub

Prominent Southeast Essex Location

Short distance from the A13



RARE FREEHOLD OPPORTUNITY FOR SALE IN STANFORD-LE-HOPE



EDWARD CHARLES
REAL ESTATE

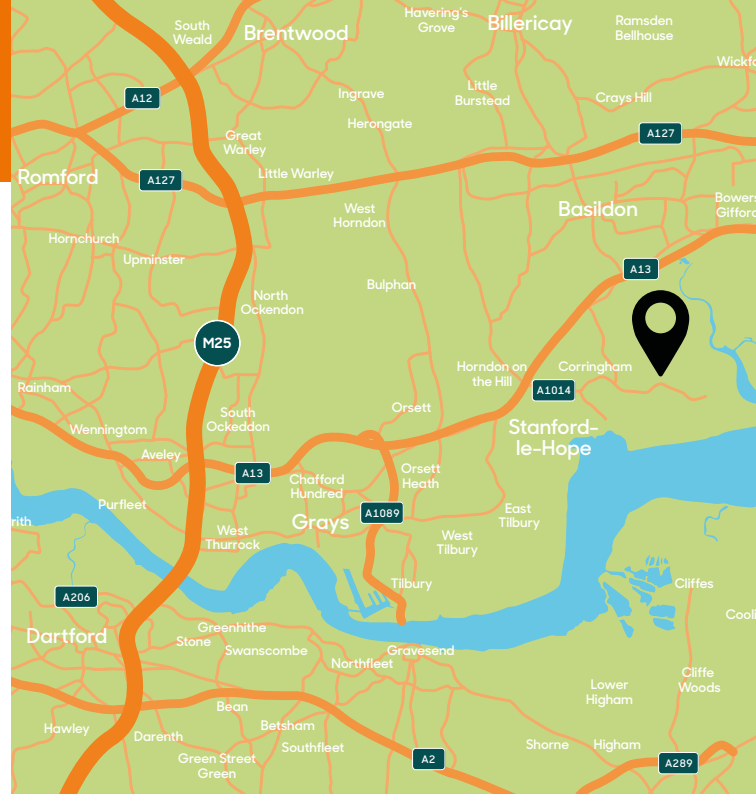


LOCATION

Manorway House is strategically located just five miles from the A13, providing access to central London. Its prime position ensures quick connections to the capital via the M25, reachable within 10 miles through Mardyke Junction.

Additionally, the location offers convenient access to Stanford le Hope town, with a train station connecting commuters to London in just 50 minutes.

The property is stationed about 100 meters from Gate 3 of the expansive 9.25 million sq ft DP London Gateway Park. This proximity provides the site with unique access to a deep-sea container port and rail freight terminal.



DP London Gateway - 100 metres

ROAD	DISTANCE
A13	4.3 miles
A12	18 miles
M25	10.8 miles
Dartford Crossing	13.3 miles
Central London	29.9 miles

RAIL	DISTANCE
Stanford-le-Hope	3.5 miles

PORT	DISTANCE
London Gateway Port	2.5 miles
Port of Tilbury	11 Miles
Folkstone Eurotunnel	70.1 miles
Port of Dover	77.6 Miles

AIRPORT	DISTANCE
City Airport	24 miles
Stansted Airport	40.4 miles
Gatwick Airport	48.1 miles
Heathrow Airport	53.4 miles



DESCRIPTION

The subject property comprises a four storey office situated on a 1.27 acre site with 60 allocated parking spaces. The site is rectangular in nature with direct access onto The Manorway which leads to the A13. The offices and some parking are currently part let on short term tenancies. The property offers the potential to redecorate or refurbish the offices for owner occupiers. Developers and investors can seek to redevelop the site for alternative uses, subject to planning. The salient details are:

- 1.27 acre self contained site
- Four storey office building
- Part income producing on short term tenancies
- Kitchen and WC's to each floor
- Carpet tiled/suspended ceilings to each office
- Lift
- On site parking for 60 cars
- Short term income

EPC RATING

78D

RATES

We understand that the rateable value is £134,850. Interested parties are however advised to make their own enquiries with Thurrock Council on 01375 652960.

DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

ACCOMMODATION

We are advised the property extends as follows on a gross internal basis:-

FLOOR	AREA (sq m)	AREA (sq ft)
Ground Floor	444.78	4,788
First Floor	444.78	4,788
Second Floor	444.78	4,788
Third Floor	444.78	4,788
TOTAL	1,779.12	19,152
SITE AREA	1.27 acres (0.51 hectares)	

TERMS & VAT

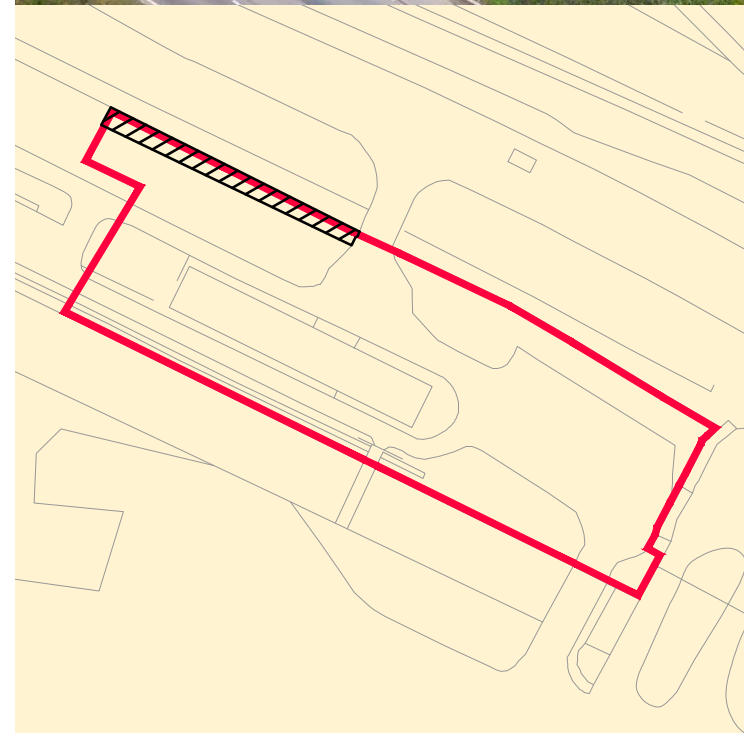
The property is offered on a freehold basis with the benefit of the current short-term income. Further details of the investment income on request.

We understand the property is registered for VAT and potentially could be offered as a Transfer of a Going Concern.

USE

Originally forming part of the Port, Manorway House has been used as offices for many years. The property could suit owner occupiers, investors or developers seeking to take advantage of its close proximity to the London Gateway Port and Logistics Park as well as its close proximity to the A13 and National Motorway Network.

The site could suit a wide variety of alternative uses, subject to planning, including Class B1, Class E, open storage, vehicle charging, vehicle/HGV parking or other such uses. Any planning enquires may be directed to Thurrock Council on 01375 652652.



For more information on the property please contact:



020 7629 8171

knightfrank.co.uk

Tom Kennedy



tom.kennedy@knightfrank.com



Tel: 020 3640 7029

Mob: 07773 258 584

Paul Mussi



paul.mussi@knightfrank.com



Tel: 020 7861 1550

Mob: 07836 287 821

knightfrank.co.uk



EDWARD CHARLES
REAL ESTATE

James McFeely



james@edwardcharles.uk



Tel: 020 3900 1168

Mob: 07825 113276

edwardcharles.uk

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