



Ayers & Cruiks  
COMMERCIAL

## For Sale – Commercial Site

3.11 Acres

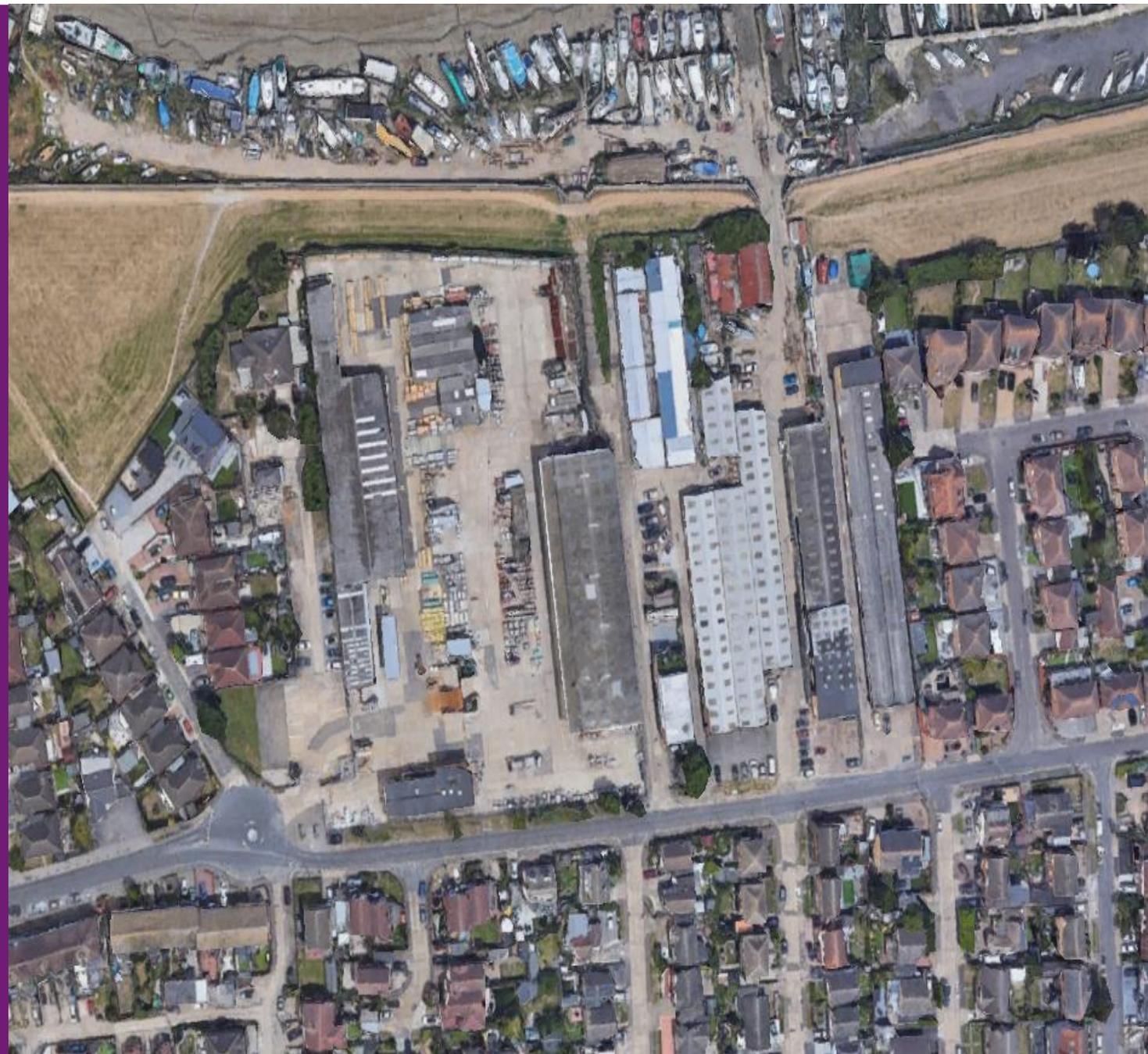
Builders Merchants

101 Point Road, Canvey Island, SS8 7TP

- Opportunity for redevelopment (STP)
- Industrial + office buildings 16,679 SQFT
- Additional covered storage buildings
- Price on application

01702 343060

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



# 101 Point Road, Canvey Island, SS8 7TP

## Summary

Price on Application

VAT: To be confirmed

Legal fees: Each party to bear their own costs.

## Contact & Viewings

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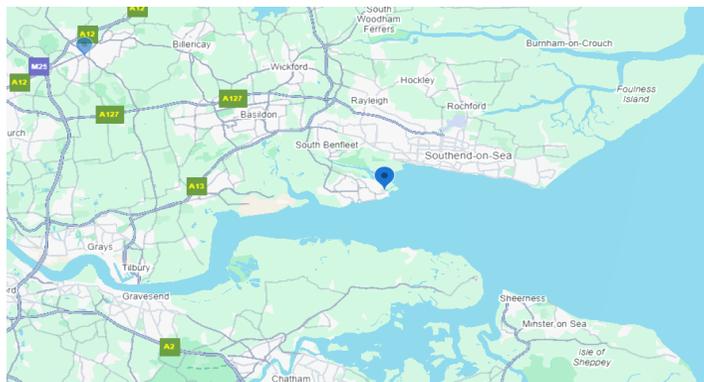
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## Description

This 3.11-acre site presents a prime development opportunity (STP). Occupied by Canvey Supply Company Ltd since 1927 and used for retail, storage, and distribution of building materials. Situated within an established area characterised by a mix of residential neighbourhoods and commercial uses, the site is well positioned for a range of potential future uses, subject to planning.

The property comprises a level concrete yard with a range of existing industrial units, a retail showroom and office accommodation. These buildings offer immediate occupation potential.

Each of the 6 already established industrial units benefit from a loading doors which are 5.21m wide x 4.85m high.

The main site (outlined in red) is offered for sale with direct frontage and access from Point Road, providing excellent connectivity. Additional adjoining land, (outlined in blue) may also be available by separate negotiation, offering further scope to enhance the overall development area.

Site Area 3.11 acres (1.259 ha) subject to formal survey

## Location

The site is located to the East of Canvey Island in Essex approximately 36 miles east of London and 7 miles south of Southend-on-Sea. Situated off Point Road, the site has excellent connectivity via the A130 and A13 accessing both the M25 and A12 Close to key ports including London Gateway and Tilbury, making it ideal for industrial, logistics, or mixed-use development.

## Accommodation

Description	SQFT	SQM
Detached office & Showroom	4,175	387.87
Unit 1	1,352	125.60
Unit 2	3,231	300.17
Unit 3	1,142	106.10
Unit 4	2,252	209.22
Unit 5	3,439	319.49
Unit 6	1,088	101.08
<b>Total</b>	<b>16,679</b>	<b>1,549.53</b>

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