

CANVEY ISLAND



TO LET

Amber Business Park
Unit 2
Kings Road
Canvey Island
SS8 0DD

INDUSTRIAL
3,978 SQ. FT. (370 SQ. M.)



Industrial Unit With Office Space



2 Allocated Parking Spaces



New Lease Available



W.C & Large Mezzanine



Rent Only £28,000 Per Annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The Unit is Located on a well-established industrial estate on Kings Road, just a short distance from Canvey Road and the A130.

This industrial unit offers an open-plan warehouse space with a mezzanine floor, WCs, a kitchenette, and a roller shutter. Additionally, the property includes second and third-floor office store spaces, with the third floor offering sea views.



ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	2,042	190
First Floor	1,218	113
Second Floor	337	31
Third Floor	381	35

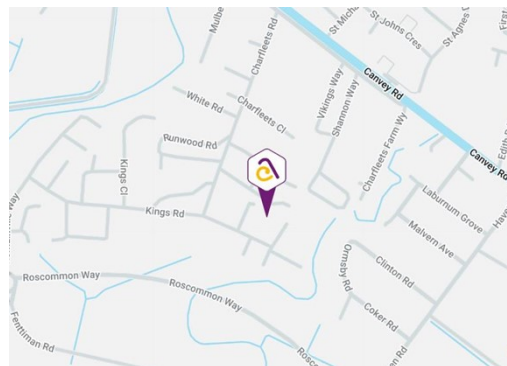
TOTAL	3,978	370
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TERMS

Premises to be let on a new full repairing and insuring lease for a term to be agreed.

EPC

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Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200

LEGAL COSTS

Ingoing party to be responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£28,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

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