



Amber Business Park, Canvey Island, SS8 0DD To Let | 807 to 3,145 sq ft



# Amber Business Park, Canvey Island, SS8 0DD

## Summary

- Rent: £28,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Castle Point Council on 01268 882200
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### **Contact & Viewings**

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk

Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

Bradley Hair 01702 608057

bradley@ayerscruiks.co.uk

#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY Tel: 01245 202555



# **Key Points**

- New Build End Of Terrace Unit
- · Three Phase Power
- Electric Roller Shutter
- Yard
- £30.000 Per Annum Exclusive

# Description

This newly built end-of-terrace warehouse features a small yard of about 1,177 sq ft, with gated access and a palisade-fenced perimeter. Located in the desirable Charfleets Industrial Estate on Canvey Island, the property has an eaves height of approximately 5.9m, rising to an apex of 6.7m, making it suitable for various light industrial or storage purposes. It includes an electric roller shutter door that is 4.7m high and 5.3m wide, as well as a mezzanine level of around 807 sq ft. Additional amenities include W/C facilities and a kitchenette on the ground floor. The property is currently under construction and is expected to be completed by Q4 2024.

## Location

Canvey Island is located around 40 miles east of Central London in the Thames Gateway area. You can reach it via the Al30, which connects to the Al27 and Al3, providing



Public transport is convenient in the County. The nearest train station is in Benfleet, about 2 miles away, while the main shops and services are in Basildon and Southendon-Sea, roughly 7 and 10 miles away, respectively

## Accommodation

Name	sq ft	sq m
Ground	2,338	217.21
Mezzanine	807	74.97

# Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

### **Terms**

The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

### Rent

£28,000 per annum exclusive

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