



Ayers & Cruiks
COMMERCIAL

Amber Business Park, Canvey Island, SS8 0DD

To Let | 807 to 3,145 sq ft

Available Now - Industrial Unit - 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: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

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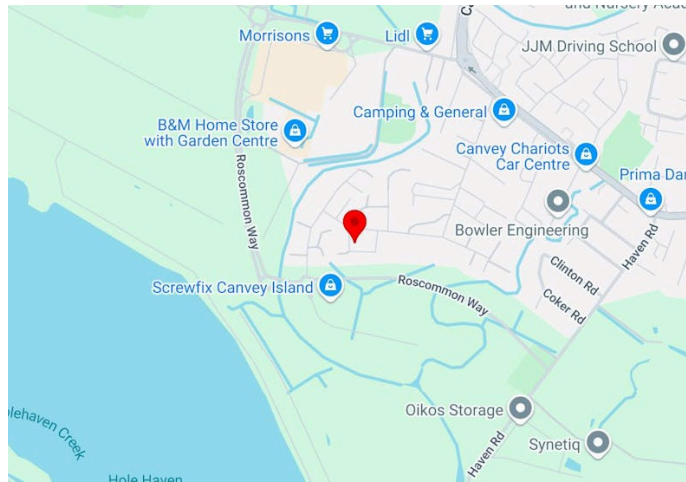
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Key Points

- 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 A130, which connects to the A127 and A13, 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 Southend-on-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

