

Unit 6, Amber Business Park, Kings Road, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0DD

TO LET, CANVEY ISLAND ESSEX,
NEWLY CONSTRUCTED INDUSTRIAL UNIT APPROX, 3,145 SQ.FT. OVERALL

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- Immediate Availability (STS)
- Suit Various Uses (Excluding Motor Repairs)
- On Established Estate
- Yard/Forecourt 1,200 Sq.Ft.
- Electric Roller Shutter
- Palisade Gates & Fencing
- 3 Phase Power - No Gas





Property: A newly constructed end of terrace Industrial unit.
All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:
Ground Floor: 2,338 Sq.Ft. with WC & Kitchen facilities.
Mezzanine: 807 Sq.Ft.
Total: 3,145 Sq.Ft.



Front Parking/Hardstanding Approx. 1,200 Sq.Ft.
Eaves Height 6.4m - Apex 7m
Roller Shutter 5.2m x 5m

Tenure: To let, by way of a FR&I lease, on terms to be agreed, at a rent of £28,000pa, plus VAT. (Whilst the landlord has no intention of not renewing any lease, the renewal provisions will be excluded).

Business Rates: Once a letting has been agreed, the landlord will inform the Business Rates Department, who will then inspect & provide an assessment. A comparable search suggests a rateable value of £24,500, but interested must make enquiries & satisfy themselves.

Service Charge: A service will be payable, on a fair and reasonable basis.

Energy Performance Certificate: A copy of the EPC (B rating) is available on request.

Legal Fees: Each party is to be responsible for their own legal fees.

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671