





Unit 3, Amber Business Park, Kings Road, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0DD

Location

The Unit is located on Amber Business Park which forms part of Charfleets Industrial Estate in Canvey Island accessed via the A130 which connects to the A127 and A13 providing access to the M25 Motorway.

Canvey Island is located around 40 miles east of Central London in the Thames Gateway area. The nearest Train Station is in Benfleet approximately 2 miles away.

Description

Mid-Terrace Single Storey Industrial Unit with a Mezzanine Floor and Loading/Parking Facilities.

Accommodation

Name	sq ft	sq m
Unit - Industrial	2,224	206.62
Mezzanine - Office/Storage	558	51.84
Total	2,782	258.46

Summary

- Rent: £25,000 per annum
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



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Key Points

- Lighting
- Loading/Parking Facilities
- Mezzanine Floor (Office)
- Roller Shutter (Electric)
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

