



Ayers & Cruiks
COMMERCIAL

Roscommon Way, Canvey Island, SS8 0QD

For Sale | 2,548 to 16,936 sq ft

Industrial units suitable for B2 or B8 uses with steel frame construction and 3 phase power.

Roscommon Way, Canvey Island,
SS8 0QD

Summary

- Price: Offers from £509,600
- Business rates: Interested parties are advised to confirm the rating liability with Castle Point Council on 01268 882200
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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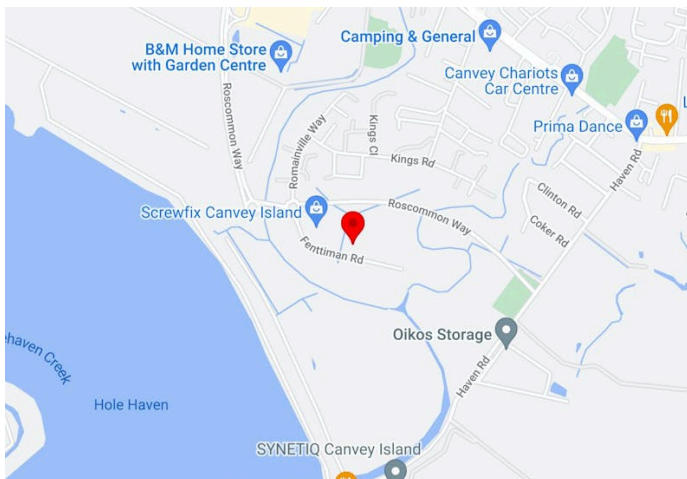
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Key Points

- B2 or B8 uses
- Steel frame construction
- 3 Phase power
- Available Late 2024
- Prices From £509,600

Description

Canvey Island lies off the South East Coast of Essex within the Thames Estuary approximately 35 miles east of central London. The major towns of Southend on Sea and Basildon are approximately 7 miles and 5 miles to the north of the site respectively.

The site benefits from an outline consent for a new development of E (g), B2 and B8 industrial units

Location

The A13 is accessed via the A130 which provides a direct link to the M25 (J30) approximately 18 miles in a westerly direction.



The site is accessed from Roscommon Way and is opposite the Charfleets Industrial Estate.

Accommodation

Name	sq ft	sq m	Price	Availability
Unit - 29	3,849	357.58	£769,800	Sold
Unit - 30	2,567	238.48	£513,400	Sold
Unit - 31	2,567	238.48	£513,400	Sold
Unit - 32	2,548	236.72	£509,600	Available
Unit - 33	3,216	298.78	£643,200	Available
Unit - 34	3,189	296.27	£637,800	Available
Unit - 35	3,189	296.27	£637,800	Available
Unit - 36	4,794	445.38	£958,800	Under Offer
Unit - Whole	16,936	1,573.41	£3,387,200	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

