



Ayers & Cruiks
COMMERCIAL

To Let

1,983 sq ft

**Unit 12C Sandhurst,
Canvey Island, SS8 0SA**

**Industrial unit with yard
available to let.**

- Warehouse space
- Yard available
- Three phase power
- New lease available
- £18,500 per annum exclusive

www.ayerscruiks.co.uk



Unit 12C Sandhurst, Canvey Island,
SS8 0SA

Summary

- Rent: £18,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Contact & Viewings

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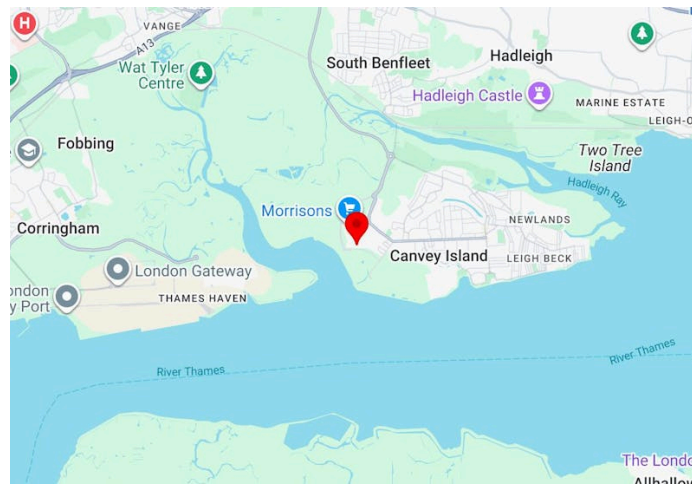
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Description

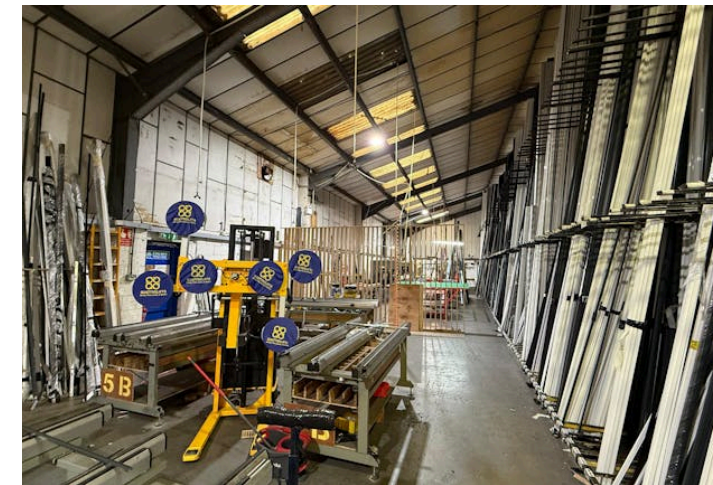
Industrial unit, offering clear span warehouse space and a large roller shutter door, providing great loading and operational efficiency. Externally, the unit benefits from a substantial secure yard measuring approximately 3,698 sq ft, which would be available in proportion to the units.

Location

This unit is located within the established Charfleets Industrial Estate, a well known commercial and industrial area. The property benefits from convenient access to the A13 and the area is served by local bus routes connecting across Canvey Island.

Accommodation

Building Type	sq ft	sq m	Rent	Availability
Industrial	1,983	184.23	£18,500 /annum	Available



Terms

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

Rent

£18,500 per annum exclusive

Viewings

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