



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**3,444 sq ft**

**Thamesview Business  
Park, Fenttiman Road,  
Canvey Island, SS8 0EQ**

**Substantial industrial  
warehouse to let in an  
established industrial park.**

- Large Warehouse to Let
- Steel Frame Construction
- Ample Car Parking Available
- New Lease Available
- Rent Only £55,000 Per Annum Inclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



Thamesview Business Park,  
Fenttiman Road, Canvey Island,  
SS8 0EQ

## Summary

- Rent: £55,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200.
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (33)
- Lease: New Lease

## Contact & Viewings

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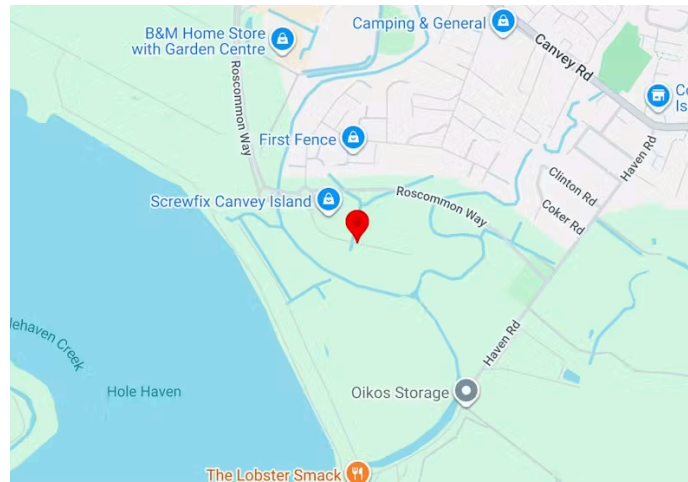
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## Offices

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SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

The property comprises a substantial warehouse unit measuring approximately 20m deep by 16m wide, with a maximum eaves height of 9.1m, providing excellent storage, manufacturing, or distribution space.

Prior to occupation, the unit will benefit from the installation of new WC facilities, ensuring modern amenities for incoming tenants.

The warehouse is further enhanced by three-phase power, an electric roller shutter door for efficient loading access, and glazed pedestrian entrances, providing a professional and welcoming appearance.

In addition, office accommodation is available within the building and can be leased alongside the warehouse space, subject to requirements. Please enquire for further details and availability.

## Location

This property is situated within Walker House at Thamesview Business Park in Canvey Island. The location offers excellent road links, with easy access to major routes, and Benfleet train station is just a short distance away, providing convenient rail connections.

## Terms

The landlord is seeking a 5 year lease, however terms are to be agreed.

## Rent

£55,000 per annum exclusive

## Accommodation

Name	sq ft	sq m
Unit - Industrial Unit	3,444	319.96