



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**3,336 sq ft**

**Unit 15b, Roscommon  
Way, Canvey Island, SS8  
0QD**

**Industrial unit with steel frame  
construction**

- Steel frame construction
- 3 phase power
- Dedicated parking and loading
- New lease available
- £40,000 per annum

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



## Unit 15b, Roscommon Way, Canvey Island, SS8 0QD

### Summary

- Rent: £40,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

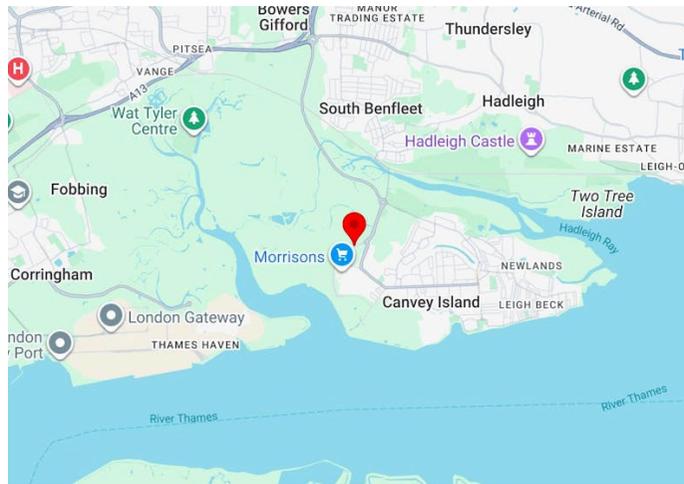
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
bradley@ayerscruiks.co.uk

### Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
Essex,  
SS2 6HZ  
Tel: 01702 343060

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



### Description

This industrial unit is suitable for E, B2 or B8 uses and is of steel frame construction. It benefits from three-phase power and gas and dedicated parking and loading facilities. The shutter door is 4.2 m x 5.0 m. The maximum Eaves height is 8m.

### Location

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 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

Description	Building Type	sq ft	sq m	Availability
Unit 15b	Industrial	3,336	309.92	Available

### Viewings

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

### Terms

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

### Rent

£40,000 per annum exclusive

