



Ayers & Cruiks
COMMERCIAL

For Sale
12,504 sq ft

**101 Point Road, Canvey
Island, SS8 7TP**

Six industrial units on Canvey
Island site, with roller shutters
and an adjacent yard available
by separate negotiation

- Freehold opportunity
- 6 Warehouses Available
- Immediate occupation potential
- Three phase power
- Offers from £1,500,000

www.ayerscruiks.co.uk



101 Point Road, Canvey Island, SS8
7TP

Summary

- Price: Offers from £1,500,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- 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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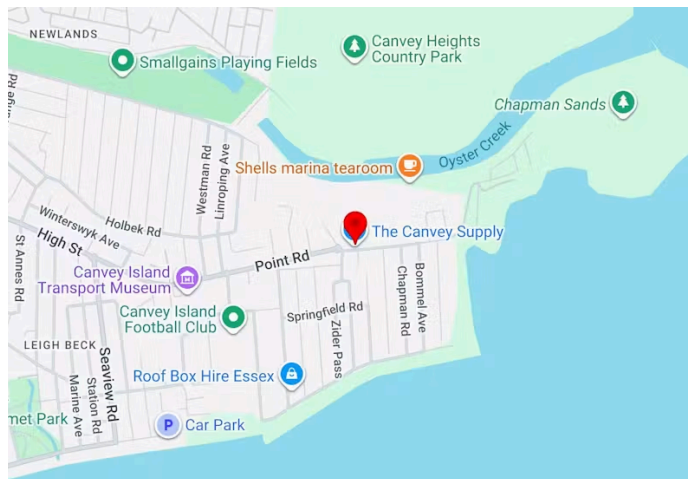
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Description

Set of 6 industrial units situated on a site, all benefitting from independent roller shutter doors which are 5.21m wide x 4.85m high.

Location

This site is located to the East of Canvey Island approximately 36 miles east of London and 7 miles south of Southend-On-Sea. Situated off Point Road, the site has excellent connectivity via the A130 and A13 accessing both the M25 and A12 close to key ports including London Gatwick and Tilbury.

Accommodation

Description	sq ft	sq m
Unit 1	1,352	125.60
Unit 2	3,231	300.17
Unit 3	1,142	106.10
Unit 4	2,252	209.22
Unit 5	3,439	319.49
Unit 6	1,088	101.08
Total	12,504	1,161.66

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Price

Offers from £1,500,000

Viewings

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