



Ayers & Cruiks
COMMERCIAL

To Let

3,983 sq ft

**Unit 12B, C & D, Sandhurst,
Canvey Island, SS8 0SA**

**Industrial warehouse with yard
available To Let.**

- Approx 3983 SQ FT Warehouse
- Large yard
- Three phase power
- New lease available

www.ayerscruiks.co.uk



Unit 12B, C & D, Sandhurst, Canvey Island, SS8 0SA

Summary

- Rent: £36,000 per annum
- Business rates: Ingoing tenants are advised to contact the local authority to confirm the rating liability of the premises.
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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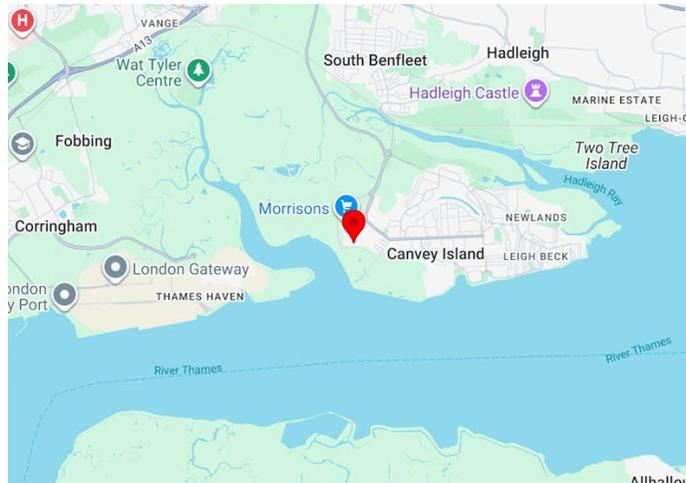
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Description

This industrial unit offers approximately 3,983 sq ft of clear-span warehouse space, accessed via three large roller shutters, providing excellent loading and operational efficiency.

Externally, the property benefits from a substantial yard area measuring approximately 3,698 sq ft, suitable for parking, storage or vehicle maneuvering.

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	Availability
Industrial	3,983	370.03	Available



Viewings

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

Terms

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

Rent

£36,000 per annum exclusive