



Ayers & Cruiks
COMMERCIAL

Roscommon Way, Canvey Island, SS8 0QD

For Sale | 2,816 to 18,347 sq ft

Industrial units suitable for B2 or B8 uses with steel frame construction and 3 phase power.

**Roscommon Way, Canvey Island,
SS8 0QD**

Summary

- Price: Offers from £492,800
- Business rates: Interested parties are advised to confirm the rating liability with Castle Point Council on 01268 882200
- Legal fees: Each party are responsible for the reasonable legal costs incurred.

Further information

- [View details on our website](#)

Contact & Viewings

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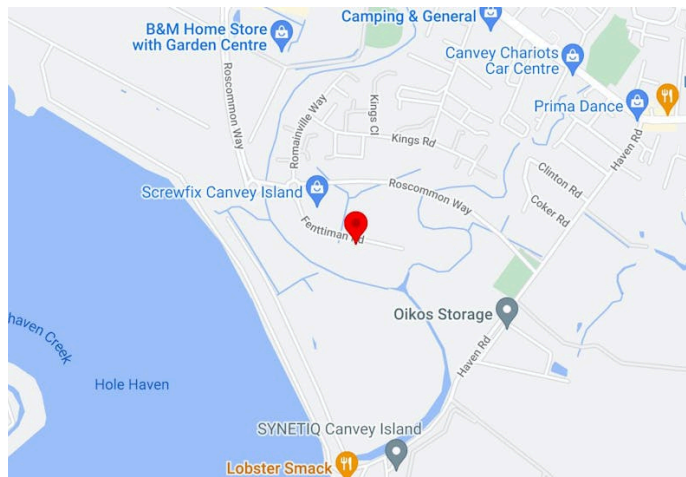
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Key Points

- B2 or B8 uses
- Steel frame construction
- 3 Phase power
- Available April 2024
- Prices from £492,800

Description

The site benefits from an outline consent for a new development of E (g), B2 and B8 industrial units.

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

Name	sq ft	sq m	Price	Availability
Unit - 23	4,251	394.93	£743,925	Available
Unit - 24	2,816	261.61	£492,800	Available
Unit - 25	2,820	261.99	£493,500	Available
Unit - 26	2,820	261.99	£493,500	Available
Unit - 27	2,820	261.99	£493,500	Available
Unit - 28	2,820	261.99	£493,500	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

