



Ayers & Cruiks
COMMERCIAL

To Let

2,782 sq ft

**Unit 3, Amber Business
Park, Kings Road, Canvey
Island, SS8 0DD**

Large warehouse with
mezzanine office, roller shutter
door, WCs and a kitchenette.

- Large warehouse
- Electric roller shutter
- Three phase power
- Mezzanine office
- New lease available
- Rent only £25,000 per annum exclusive

www.ayerscruiks.co.uk



Unit 3, Amber Business Park, Kings
Road, Canvey Island, SS8 0DD

Summary

- Rent: £25,000 per annum
- EPC: B
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Description

This well-presented industrial unit, extending to approximately 2,782 sq ft, provides highly versatile accommodation suitable for a wide range of commercial occupiers. The property comprises a large, open-plan warehouse at ground floor level, offering excellent operational space with flexibility for storage, distribution, or light industrial use.

A mezzanine level provides valuable additional accommodation, currently configured as office space, ideal for administrative functions while maintaining clear separation from warehouse operations.

The unit benefits from a full-height electric roller shutter door, facilitating efficient loading and unloading, along with a functional kitchenette and two W/C facilities, ensuring convenience for staff.

Overall, the property offers a practical and adaptable working environment, well-suited to businesses seeking a balanced combination of warehouse and office accommodation.

Location

Canvey Island is located around 40 miles east of Central London in the Thames Gateway area. You can reach it via the A130, which connects to the A127 and A13, providing access to the M25 and other motorways. Public transport is convenient in the County. The nearest train station is in Benfleet, about 2 miles away, while the main shops and services are in Basildon and Southend-on-Sea, roughly 7 and 10 miles away, respectively

Viewings

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

Terms

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

Rent

£25,000 per annum exclusive

Accommodation

| Floor/Unit | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 2,224 | 206.62 |
| 1st | 558 | 51.84 |
| Total | 2,782 | 258.46 |