



Ayers & Cruiks
COMMERCIAL

To Let

7,803 sq ft

Unit 12, Sandhurst, Canvey Island, SS8 0SA

Warehouse and office space to let situated in the popular Charfleets Industrial Estate

- Warehouse and office space
- Approximately 4472 sq ft of yard space
- Large roller shutter doors
- New lease available
- £45,000 per annum exclusive

www.ayerscruiks.co.uk



Unit 12, Sandhurst, Canvey Island,
SS8 0SA

Summary

- Rent: £45,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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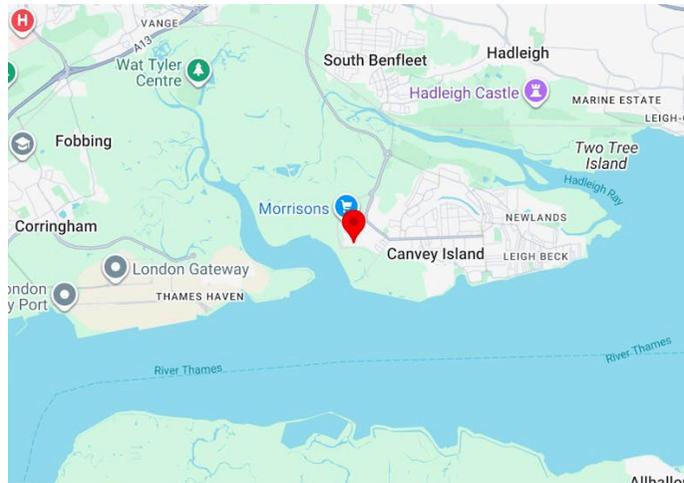
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Description

This industrial unit is arranged over two floors, ground floor warehouse with mezzanine above and ground and first floor offices. It benefits from large roller shutters and has 3 phase power. There is also a secure gated yard that measures circa 4472 sq ft and has two entrances. It currently has an outbuilding erected that is approximately 1063 sq ft but it can be removed if necessary.

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.

Terms

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



Accommodation

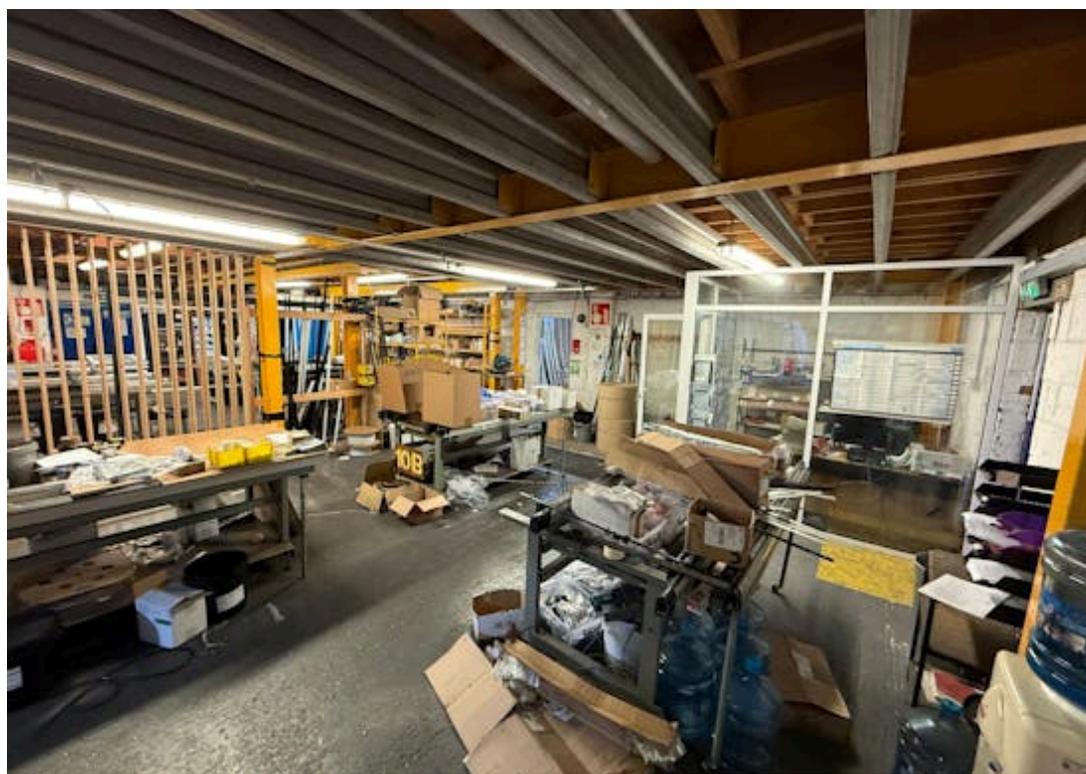
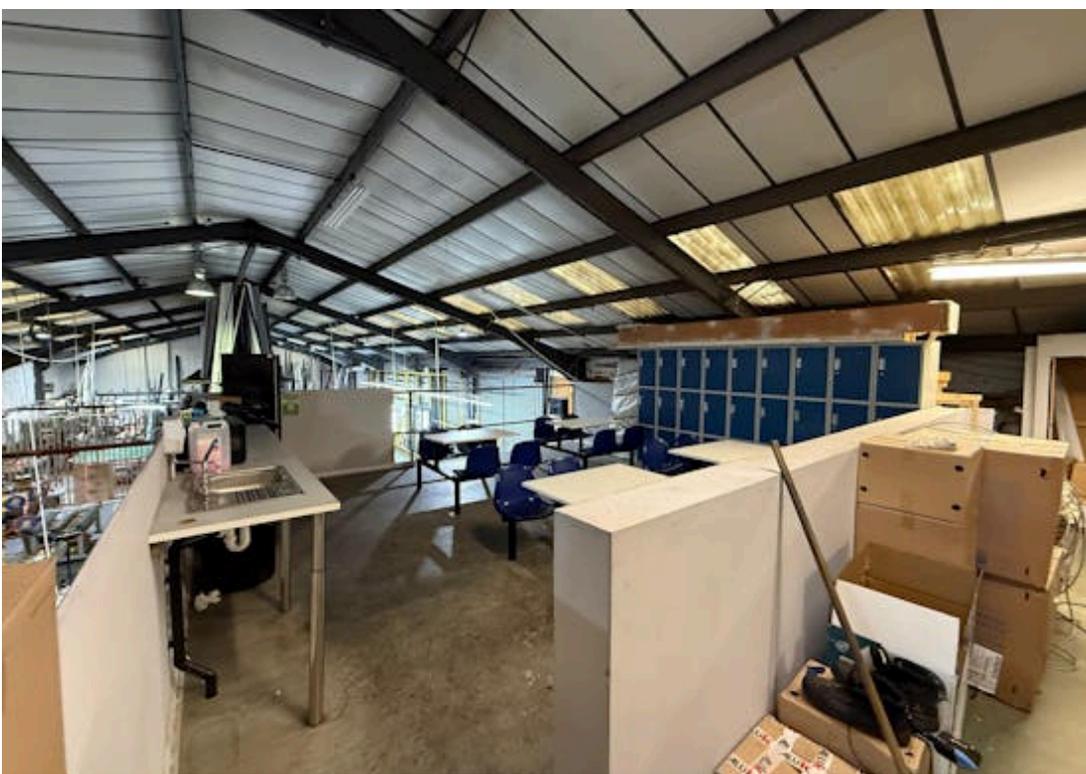
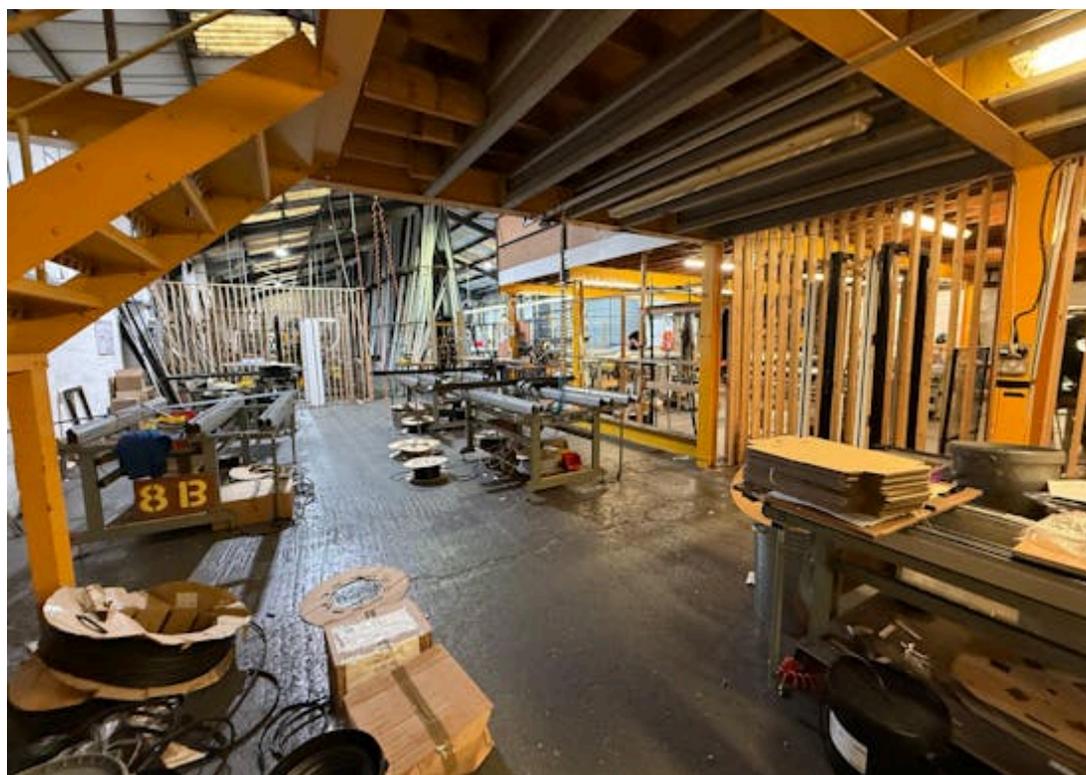
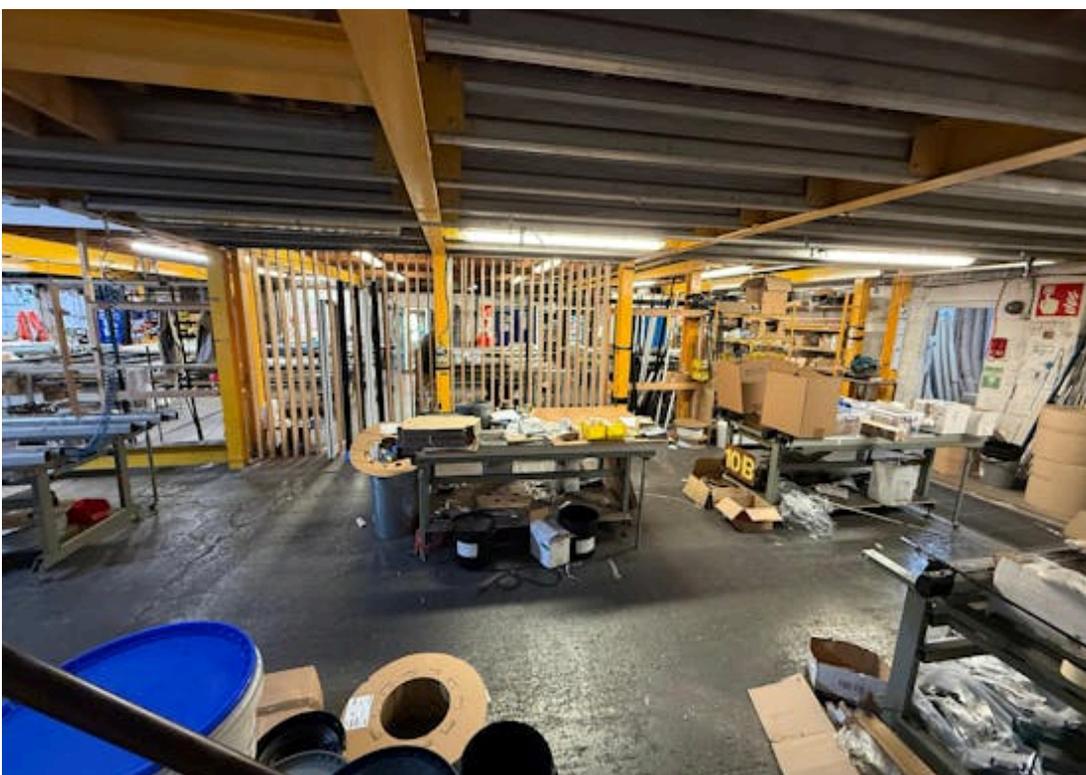
Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	3,806	353.59
Ground	Office	967	89.84
Mezzanine	Industrial	2,063	191.66
1st	Office	967	89.84
Total		7,803	724.93

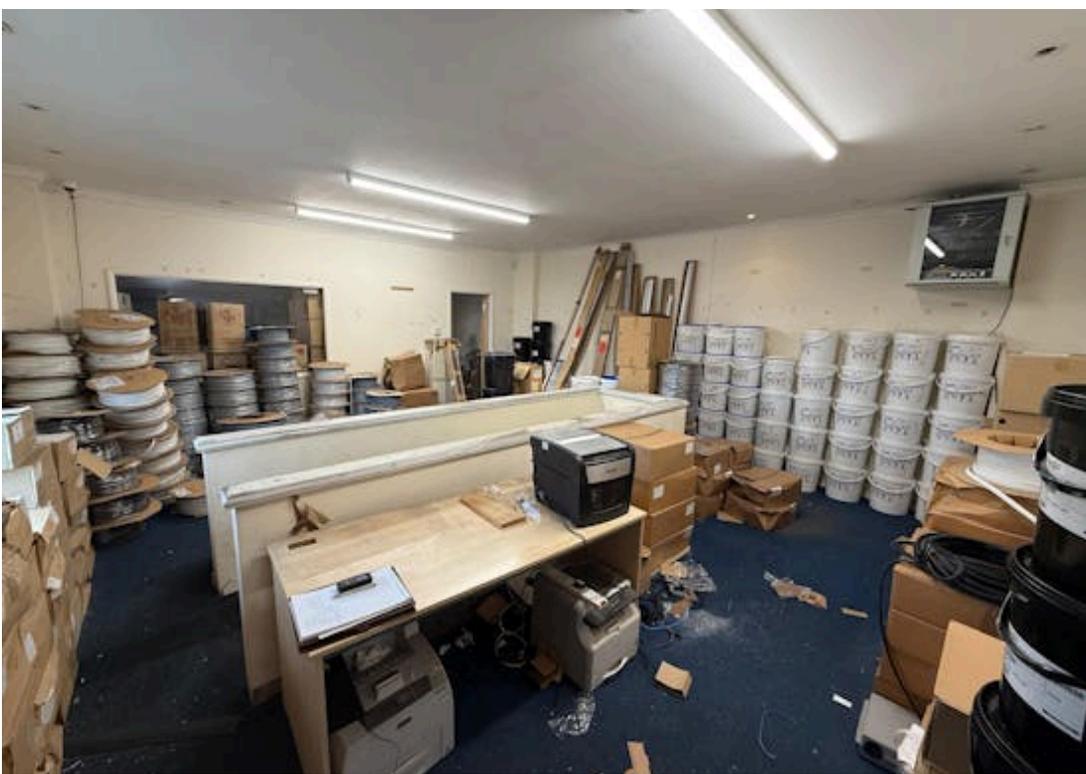
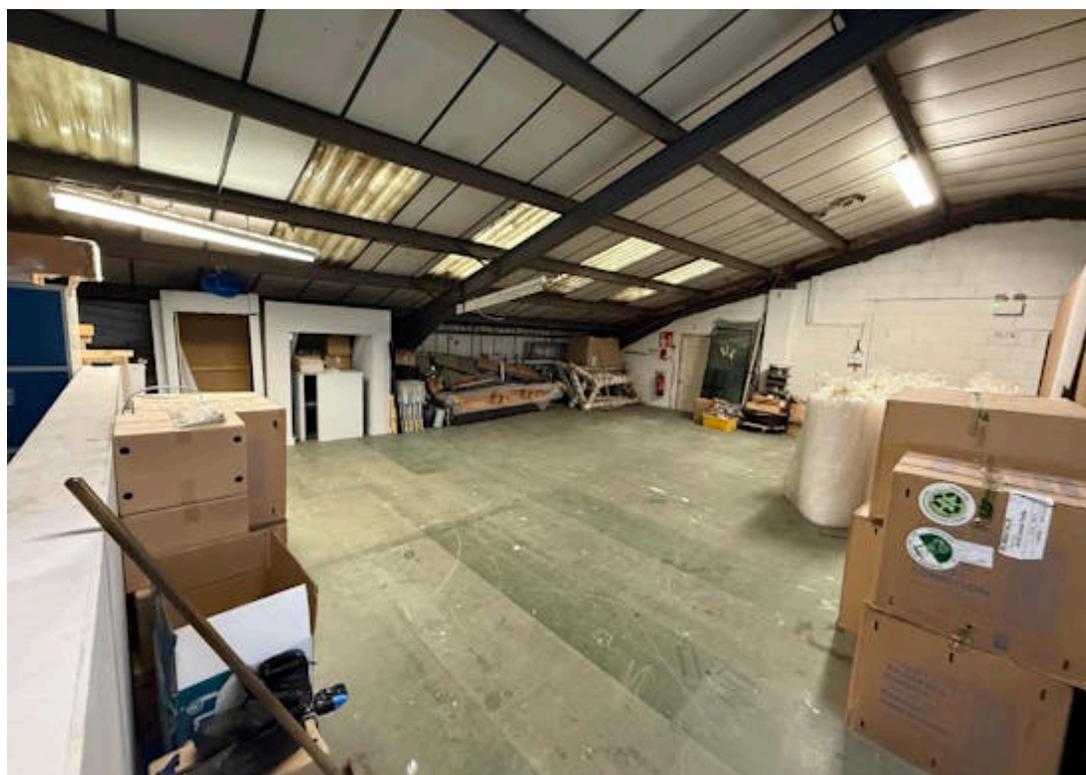
Rent

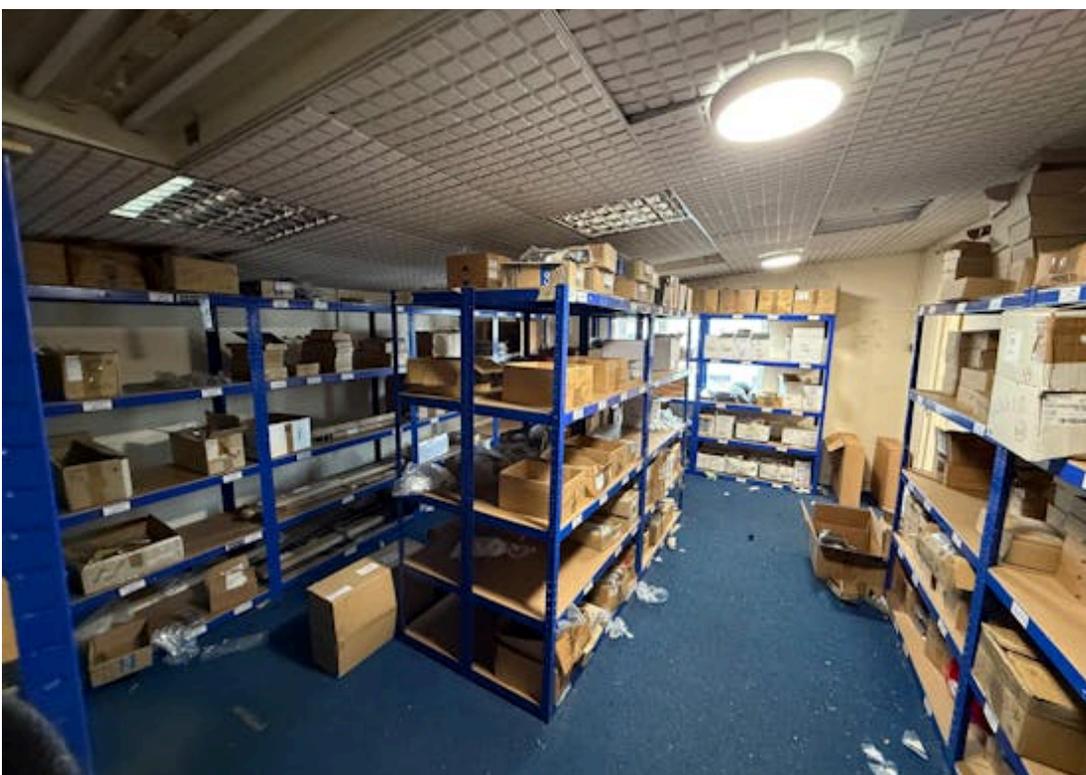
£45,000 per annum exclusive

Viewings

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



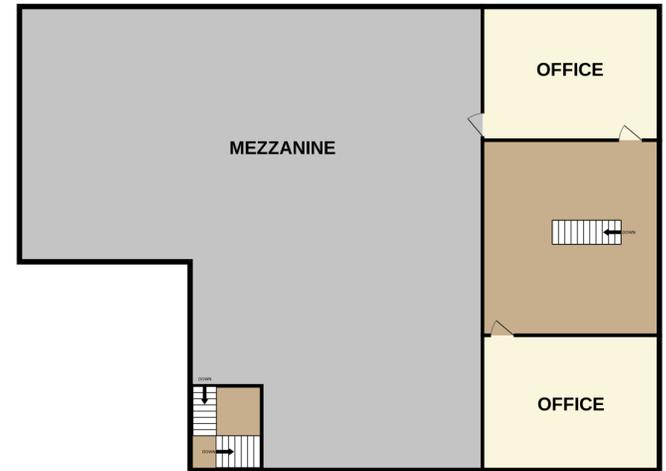




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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