



Ayers & Cruiks
COMMERCIAL

To Let

2,816 sq ft

**Unit 24, Roscommon Way,
Canvey Island, SS8 0QD**

**Industrial unit with steel frame
construction**

- Steel frame construction
- 3 phase power
- Dedicated parking and loading
- Prominent trade counter location
- New lease available
- £40,000 per annum

www.ayerscruiks.co.uk



Unit 24, Roscommon Way, Canvey Island, SS8 0QD

Summary

- Rent: £40,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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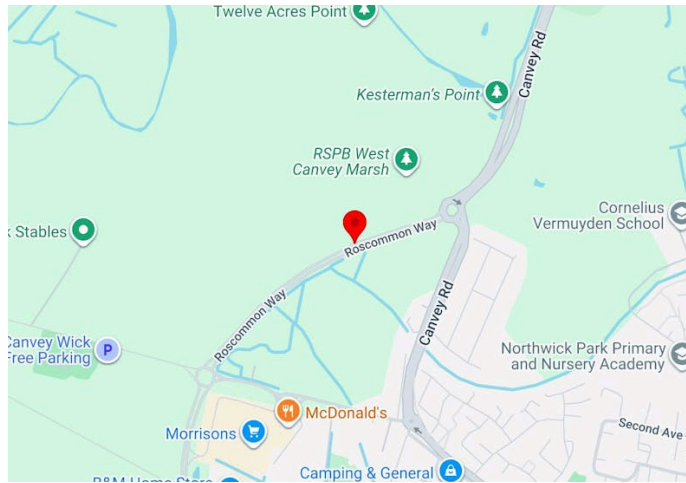
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Description

This industrial unit is suitable for E, B2 or B8 uses and is of steel frame construction. It benefits from three phase power and gas, dedicated parking and loading facilities and occupies a prominent trade counter location.

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

Description	Building Type	sq ft	sq m	Availability
Unit 24	Industrial	2,816	261.61	Available



Terms

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

Rent

£40,000 per annum exclusive

Viewings

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

