

DEDMAN GRAY
Commercial

Kings Road, Charfleets Industrial Estate, Canvey Island, SS8 0DD

Industrial To Let | £2,167 per month | 3,145 sq ft

TO LET, CANVEY ISLAND ESSEX, NEWLY CONSTRUCTED INDUSTRIAL UNIT APPROX. 2,400 SQ.FT. WITH MEZZANINE & 1,200 SQ.FT. YARD/FORECOURT



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Summary

- Rent: £2,167 per month
- Service charge: A service will be payable, on a fair and reasonable basis.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- View details on our website
- View Microsite

Contact & Viewings



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Key Points

- Immediate Availability (STS)
- Suit Various Uses (Excluding Motor Repairs)
- On Established Estate
- Yard/Forecourt 1,200 Sq.Ft.
- Electric Roller Shutter
- Palisade Gates & Fencing
- 3 Phase Power - No Gas

Description

All measurements are approximate & were measured on a GIA (Gross Internal Area) basis:
Ground Floor; 2,338 sq.ft. with WC & kitchen facilities.
Mezzanine: 807 sq.ft.

Tenure

To let, by way of a FR&I lease, on terms to be agreed, at a rent of £26,000pa, plus VAT. The landlord will give the tenant 3 months rent-free at the asking rent. (Whilst the landlord has no intention of not renewing any lease, the renewal provisions will be excluded).

Business Rates

Once a letting has been agreed, the landlord will inform the Business Rates Department, who will then inspect & provide an assessment. A comparable search suggests a rateable value of £24,500, but interested must make enquiries & satisfy themselves.

Energy Performance Certificate

A copy of the EPC (B rating) is available on request.

Service Charge

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