

CANVEY ISLAND

Units 3-5, Block 11, Roscommon Way, Canvey Island, Essex SS8 0SF

TRADE UNITS - TO LET

4,263 SQ. FT. (396 SQ. FT.) - 5,705 SQ. FT. (530 SQ.FT.)

- ⇒ Brand new trade units
- ⇒ Good eaves height
- ⇒ Situated to the south of Charfleets Ind estate
- ⇒ Nearby occupiers include Screwfix and Howdens
- ⇒ Rent from £63,938



DESCRIPTION AND 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 units are accessed from Roscommon Way which is opposite Charfleets Industrial Estate.

These brand new trade units are neighbouring Screwfix and Howdens with benefits including multiple parking spaces with an open plan industrial area with a minimum eaves height of 6.5m and roller shutter loading doors measuring 4.00m x 5.00m high.



ACCOMMODATION AND RENT

	Unit 3	Unit 4	Unit 5
Total Approx. Size:	4,263 sq. ft.	5,705 sq. ft.	5,694 sq. ft.
RENT	£63,938 pax	£85,574 pax	£85,412 pax

Plus VAT if applicable

TERMS

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

BUSINESS RATES (2021/2022)

Interested parties are advised to confirm the rating liability with Castle Point Council.

SERVICE CHARGE

A service charge is levied for the upkeep of the estate. Please enquire for further details.

EPC

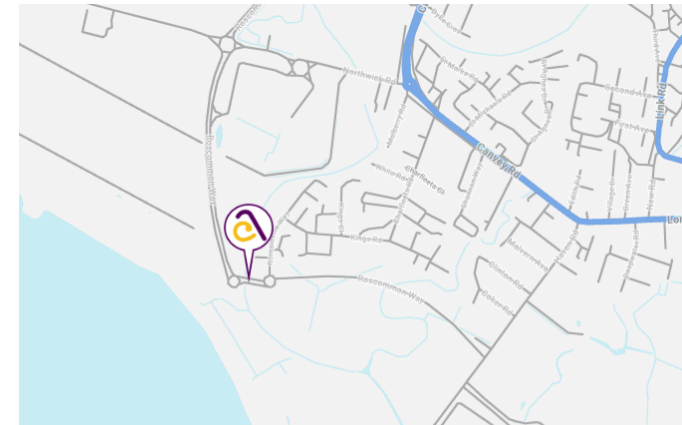
Awaiting certificate.

LEGAL COSTS

Ingoing Tenant to be responsible for the Landlords legal costs.

VIEWING

For further information and viewings contact Ayers & Cruiks.



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



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