



**NEWLY CONSTRUCTED UNIT WITH MEZZANINE APPROX
3112 SQ FT (289.4 SQ M) AND FENCED AND GATED YARD
APPROX 1054 SQ FT (98 SQ M)**

Rent: £26,000 Per Annum

**Unit 6
Amber Business Park
Kings Road
Charfleets Industrial Estate
Canvey Island
Essex
SS8 0DD**

- Newly Built Unit
- Three Phase Power
- Palisade Fenced and Gated Yard
- Electric Rollershutter
- Mezzanine Storage
- Available Now

UNIT 6, AMBER BUSINESS PARK, KINGS ROAD, CHARFLEETS INDUSTRIAL ESTATE, CANVEY ISLAND, ESSEX, SS8 0DD

Location

Amber Business Park is situated on Kings Road within Charfleets Industrial Estate on Canvey Island, Essex. The area is an established commercial location, providing a range of industrial, warehouse and trade premises. The park benefits from good road connections via the A130, linking to the A13, A127 and M25 motorway network. Benfleet railway station is approximately 2 miles away, providing rail services to London and the surrounding areas.

The Property

A new unit offering clear span space with an eaves height of approx. 5.9m, accessed via a full height electric roller shutter loading door. To the rear is a recently constructed mezzanine. There are toilet facilities to ground floor. The unit is provided with 3-phase power and LED lighting. Externally, there is a private, concrete, palisade fenced and gated yard to the front.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	2,331	216.55
Mezzanine	781	72.55
Yard	1,054	97.92
TOTAL	4,166	387.02

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

The lease will be outside the Landlord & Tenant Act 1954.

A minimum a 3 months rental deposit is required, subject to accounts.

Figures

£26,000 per annum exclusive

Costs

There is a service charge payable on an ad hock basis.

VAT

VAT is payable.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC rating is B49, expiring October 2034.

Business Rates

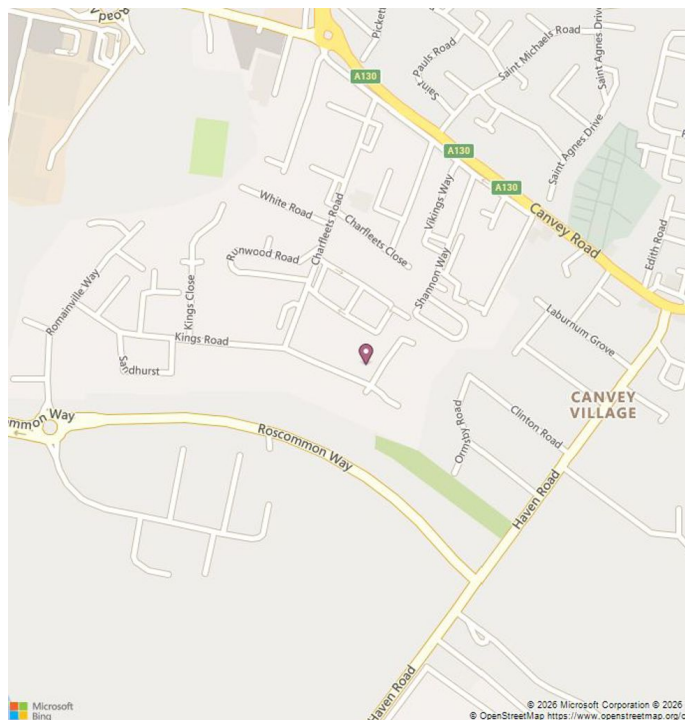
The Ratable Value is due to be reassessed.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



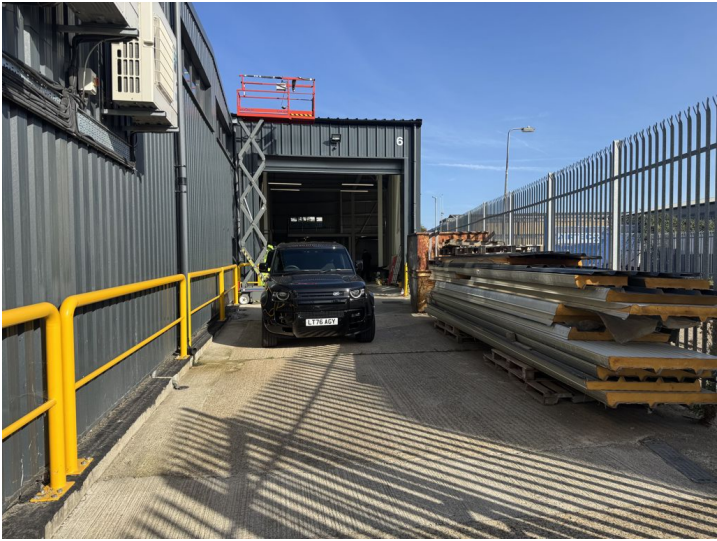
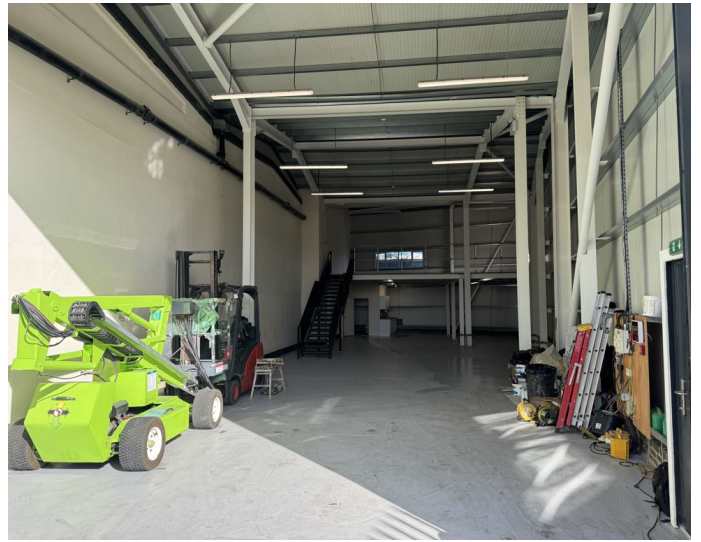
Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

info@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.