

INDUSTRIAL WAREHAUS
PROPERTY GROUP

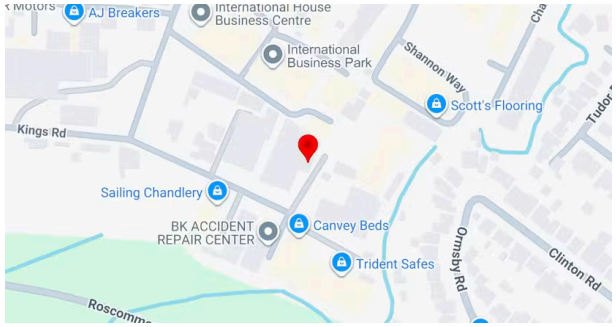
Unit 6, Amber Business Park, Kings Road, Charfleets Industrial Estate, Canvey Island, Essex SS8 0DD

Industrial Unit To Let | 3,145 sq ft | £26,000 per annum exclusive

New End of Terrace Single Storey Industrial Unit with a Mezzanine Floor and a Secure & Self-Contained Yard

Accommodation

Name	sq ft	sq m
Unit - Industrial	2,338	217.21
Mezzanine - Office/Storage	807	74.97
Total	**3,145**	**292.18**



Summary

- Rent: £26,000 per annum
- VAT: Applicable
- Legal Fees: Ingoing Tenant Is Liable For Both Parties Legal Costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Amber Business Park forming part of Charfleets Industrial Estate in Canvey Island accessed via the A130 which connects to the A127 and A13 providing access to the M25 Motorway.

Canvey Island is located around 40 miles east of Central London in the Thames Gateway area. The nearest Train Station is in Benfleet approximately 2 miles away.

Description

New End of Terrace Single Storey Industrial Unit with a Mezzanine Floor and a Secure & Self-Contained Yard.

Amenities & Specifications

Build Status: New Build - Existing
Planning Status: Planning Consented - Detailed planning

Key Points

- Eaves Height 5.9 Metres (Haunch 6.7 Metres)
- Electric Roller Shutter
- Kitchenette
- Lighting
- Mezzanine Floor
- Secure & Self-Contained Yard
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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