


INDUSTRIAL WAREHAUS
PROPERTY GROUP

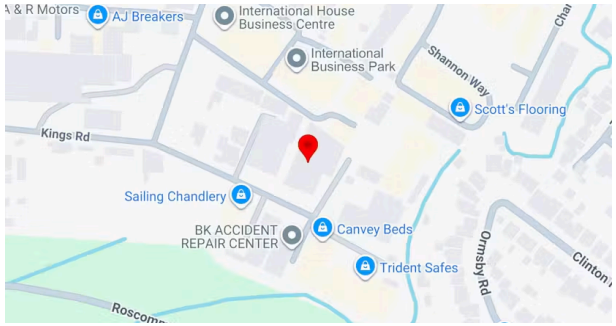
Unit 3, Amber Business Park, Kings Road, Charfleets Industrial Estate, Canvey Island, Essex SS8 0DD

Industrial Unit To Let | 2,782 sq ft | £25,000 per annum exclusive

Mid-Terrace Single Storey Industrial Unit with Mezzanine Floor Offices and Loading/Parking Facilities

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Unit - Industrial | 2,224 | 206.62 |
| Mezzanine - Offices | 558 | 51.84 |
| **Total** | **2,782** | **258.46** |




## Summary

- Rent: £25,000 per annum
- VAT: Applicable
- Legal Fees: Ingoing Tenant Is Liable For Both Parties Legal Costs
- EPC: B
- Lease: New Lease

## Further information

- View Microsite

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## Contact & Viewings



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**Unit 3, Amber Business Park, Kings Road, Charfleets Industrial Estate, Canvey Island, Essex SS8 0DD**

## 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

Mid-Terrace Single Storey Industrial Unit with Mezzanine Floor Offices and Loading/Parking Facilities.

## Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented - Detailed planning

## Key Points

- Electric Roller Shutter
- Lighting
- Loading/Parking Facilities
- Mezzanine Floor (Offices)
- 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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