

TO LET

Brand New Warehouse/Trade Counter Unit with 9 Allocated Parking Bays

4,794 sq. ft. (445 m²)

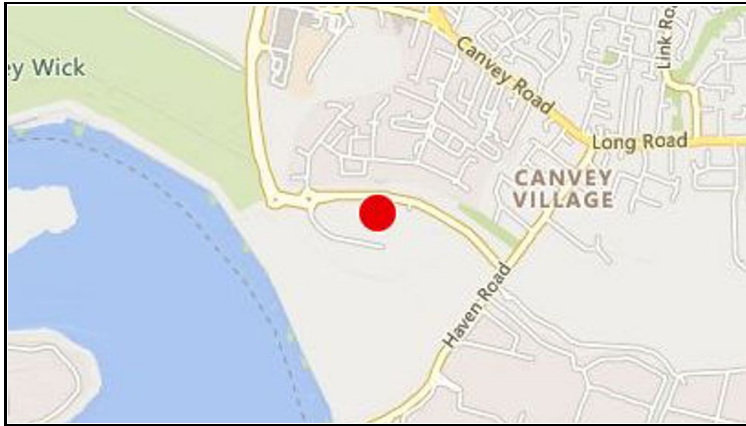
UNIT 36, BLOCK 6

Roscommon Way, Canvey Island, Essex, SS8 0EQ



- E(g), B2 or B8 use
- Gas Supply
- Level Access Roller Shutter
- 6.5m minimum Clear Span Roof Height
- Three Phase Power
- 9 Allocated Parking Bays
- Trade Counter Location
- New Unit





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 east and 5 miles to the north of the site respectively. The site is accessed from Roscommon Way and is opposite the Charfleets Industrial Estate.

DESCRIPTION

The available accommodation comprises brand new warehouse/industrial/trade counter unit of steel frame construction suitable for E(g), B2, or B8 uses. The unit is arranged to provide open bay warehouse with front loading level access loading door. The benefits from 3-phase power and gas supply, dedicated parking for 9 cars and loading facilities, and occupies a prominent corner trade counter location.

ACCOMMODATION

Total **4,794 sq. ft. (445 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£50,350 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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