



THAMESVIEW 130

BUSINESS PARK CANVEY

Roscommon Way Canvey Island, SS8 0EQ



4,263 - 5,705 sq ft
(396 - 530 sq m)

Unit 4 & 5 and Unit 3
AVAILABLE TO LET



Charfleets Industrial Estate

PROPOSED PHASE 2B
14 Units 3,000 – 7,000 sq ft
Completion 2023 Q2/3

Unit 3

Unit 4 & 5

New development of 5 Trade Counter units situated in a prominent position at the entrance to the new Thamesview 130 Development. ONLY 3 UNITS REMAINING.

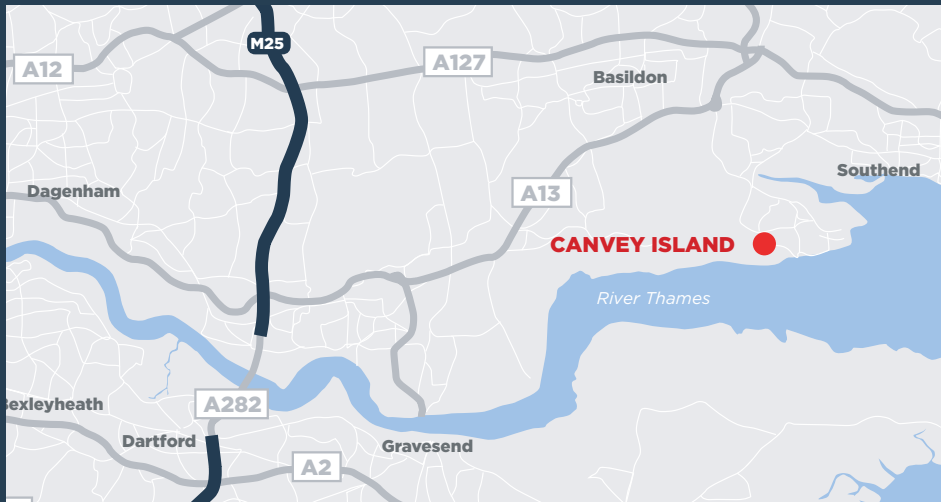
SPECIFICATIONS

- E(g), B2 or B8 uses
- Steel frame construction
- 3 phase power and gas

LOCATION

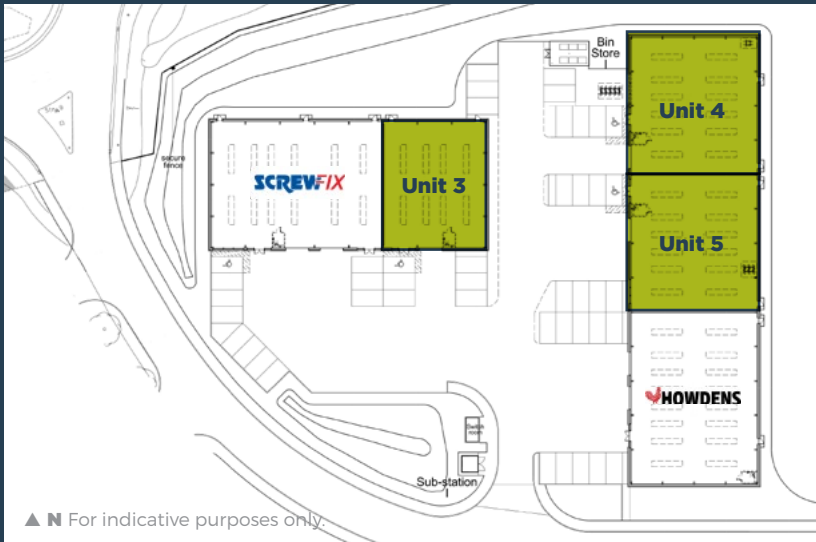
Canvey Island lies off the South East Coast of Essex within the Thames Estuary approximately 35 miles east of central London. The major towns of Southend on Sea and Basildon are approximately 7 miles and 5 miles to the north of the site respectively.

The A13 is accessed via the A130 which provides a direct link to the M25 (J30) approximately 18 miles in a westerly direction. The site is accessed from Roscommon Way and is opposite the Charfleets Industrial Estate.



▲ N For indicative purposes only.

PROMINENT TRADE COUNTER LOCATION



ACCOMMODATION

Unit 3	4,263 sq ft	396 sq m	6 parking spaces
Unit 4	5,705 sq ft	530 sq m	9 parking spaces
Unit 5	5,694 sq ft	529 sq m	8 parking spaces

TOTAL 15,662 sq ft 1,455 sq m

EPC

An Energy Performance Certificate is available upon request.

TERMS

We are offering these units on a leasehold basis. Further details including quoting terms available upon request.

RENT

On Application.

SERVICE CHARGE

A service charge is applicable for the upkeep and maintenance of the common parts of the estate.

FURTHER INFORMATION



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