



CANVEY ISLAND



**Unit 4 Mulberry Road,
Canvey Island,
Essex SS8 0PR**

**INDUSTRIAL UNIT
4,925 SQ. FT. (457.5 SQ. M.)**

-  **DETACHED PROPERTY**
-  **YARD TO REAR WITH OWN DRIVEWAY**
-  **PARKING TO THE FRONT FOR 5 VEHICLES**
-  **CONVENIENT LOCATION CLOSE TO A130/A13**
-  **OFFERS IN EXCESS OF £650,000**



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This detached property is situated on the well-established Charfleets Industrial Estate in Canvey Island within easy access of the A13, A127 and m25.

The property comprises of large ground floor with two mezzanines on the first floor. To the front of the property there is a kitchenette and male and female WC's. To the side of the property is driveway leading to a yard at the rear, there is allocated parking to the front of the building for 5 vehicles.



ACCOMMODATION

Ground floor 3,699 sq. ft. (343.7 sq. m)

Mezzanine 1,226 sq. ft. (113.9 sq. m)

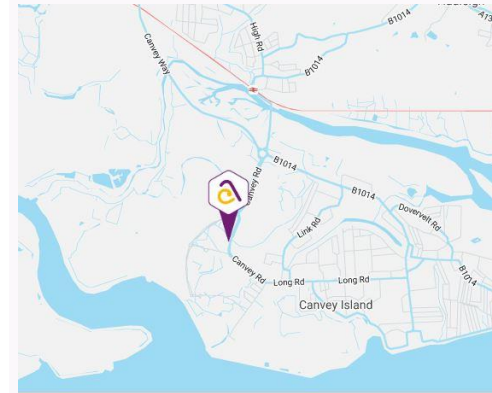
Total approx. area.4,925 sq. ft.(457.5 sq. m)

Driveway & yard 3,336.8 sq. ft.(310 sq. m).

EPC

Rating of C-69

Certificate available upon request



BUSINESS RATES

Rateable Value	UBR	Rates Payable
£19,250	49.9p	£9,605.7

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200

TENURE

Freehold

LEGAL COSTS

Each party are responsible for their own legal costs incurred

PRICE

Offers in excess of £650,000

No VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruikis nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruikis
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
- t. **01702 343060**
- e. mail@ayerscruikis.co.uk
- w. ayerscruikis.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. mail@ayerscruikis.co.uk
- w. ayerscruikis.co.uk