

# CANVEY ISLAND



## TO LET

International Business Park  
15  
Charfleets Road  
Canvey Island  
SS8 0SG

**INDUSTRIAL**  
2,715 SQ. FT. (252 SQ. M.)



Ground Floor Warehouse



First Floor Office and Storage



Kitchenette facilities and WC facilities



Manual Roller Shutter



Available Now



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

This commercial unit situated along Charfleets Road with versatile workspace. Nestled within a managed and gated complex, the property offers security and organized access. The ground floor is dedicated to a functional warehouse space with convenient roller shutter access, facilitating the smooth movement of goods. Accompanying this, occupants or tenants can benefit from kitchenette and WC facilities on the same level. The first floor of the unit is tailored for office and additional storage space, providing a separate environment for administrative tasks. Mirroring the convenience below, the first floor boasts a kitchenette and WC facilities, promoting a self-contained and efficient working environment.



## ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	1,425	132
First Floor	1,290	120

<b>TOTAL</b>	<b>2,715</b>	<b>252</b>
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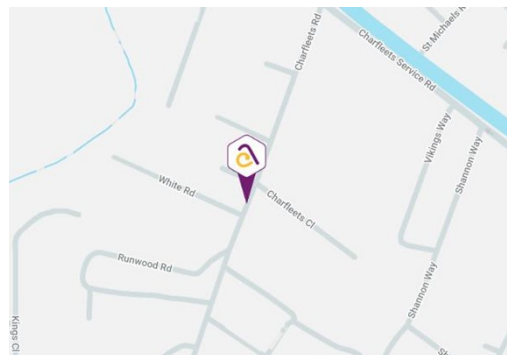
## TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed.

Year 1 is £19,000 per annum; thereafter, it will increase to £22,000 subject to a minimum term of 5 years

## EPC

Awaiting EPC



## BUSINESS RATES

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

## LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

## TENURE

Leasehold

## RENT

£19,000 per annum exclusive

## VAT

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik

### 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 & Cruiks, 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 & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

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