

CANVEY ISLAND



FOR SALE

Block 6
130 Roscommon Way
Canvey Island
Essex
SS8 0QD

INDUSTRIAL
From 2,548 to 4,794 SQ. FT.
(236.8 to 445.4 SQ. M.)



B2 or B8 uses



Steel frame construction



3 Phase power



Available Late 2024



Prices From £509,600



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

Unit	Parking Spaces	sq ft	sq m	Price
29	10	3,849	357.6	£769,800
30	5	2,567	238.5	£513,400
31	5	2,567	238.5	£513,400
32	5	2,548	236.8	£509,600
33	5	3,216	298.8	£643,200
34	5	3,189	296.3	£637,800
35	5	3,189	296.3	£637,800
36	9	4,794	445.4	£958,800

*PLUS VAT IF APPLICABLE



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DESCRIPTION AND 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.

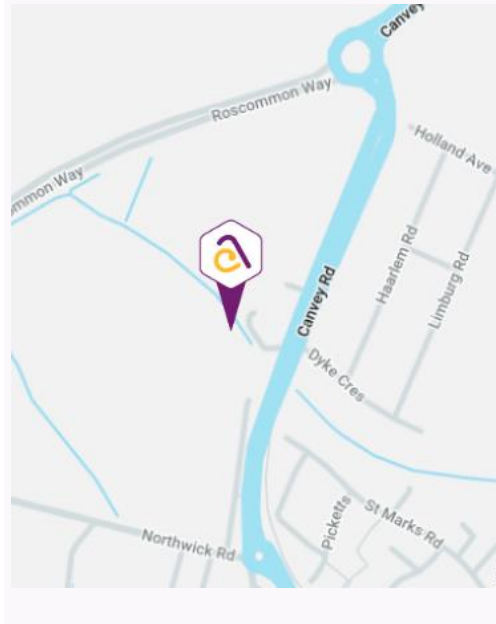
The site benefits from an outline consent for a new development of E (g), B2 and B8 industrial units

EPC

Awaiting EPC

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

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

TENURE

Freehold

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.



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