

# CANVEY ISLAND



# FOR SALE

Block 5  
130 Roscommon Way  
Canvey Island  
Essex  
SS8 0QD

**INDUSTRIAL**  
From 2,820 to 4,251 SQ. FT.  
(261.9 to 394.9 SQ. M.)

-  B2 or B8 uses
-  Steel frame construction
-  3 Phase power
-  Available April 2024
-  Prices from £492,800



**Ayers & Cruiks**  
COMMERCIAL

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

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

| Unit | Parking Spaces | sq ft | sq m  | Price*      |
|------|----------------|-------|-------|-------------|
| 22   | 7              | 4,272 | 396.8 | UNDER OFFER |
| 23   | 8              | 4,251 | 364.9 | £743,925    |
| 24   | 4              | 2,816 | 261.6 | £492,800    |
| 25   | 4              | 2,820 | 261.9 | £493,500    |
| 26   | 4              | 2,820 | 261.9 | £493,500    |
| 27   | 4              | 2,820 | 261.9 | £493,500    |
| 28   | 4              | 2,820 | 261.9 | £493,500    |
| 28a  | 4              | 2,841 | 263.9 | UNDER OFFER |

\*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.

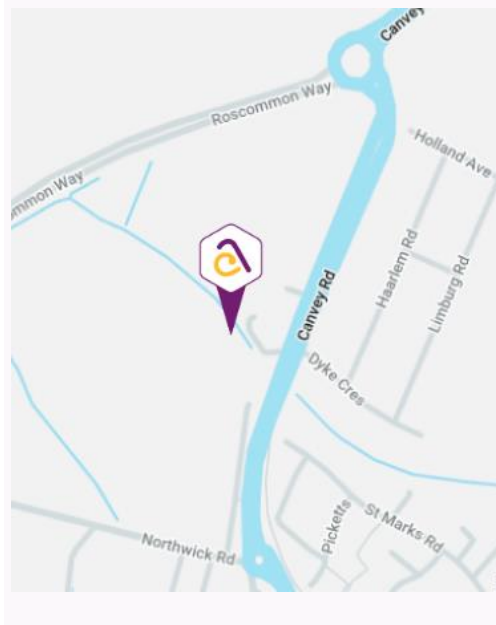
The site benefits from an outline consent for a new development of E (g), B2 and B8 industrial units.

### 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.

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**Ayers & Cruikis**  
COMMERCIAL

### SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

### CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)