

CANVEY ISLAND



TO LET

16
Roscommon Way
Canvey Island
SS8 0SF

INDUSTRIAL
2,863 SQ. FT. (266 SQ. M.)



Established Industrial Estate



Roller Shutter Loading Access



Max Eaves Height 8 Meters



Allocated Parking



Rent only £34,950 Plus VAT Per Annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Newly completed to a superior standard, this contemporary industrial unit is situated in Canvey Roscommon Way. It offers advantages such as roller shutter access, a pedestrian entrance, 3-phase power, and designated parking.



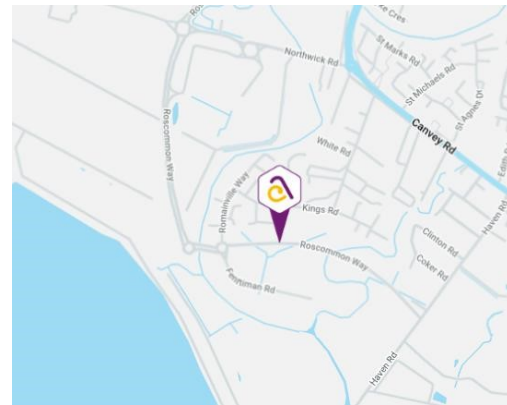
ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	2,863	266
TOTAL	2,863	266

TERMS

Premises to be let by way of a full repairing and insuring lease for a term to be agreed

EPC



BUSINESS RATES

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

LEGAL COSTS

Ingoing tenants to be responsible for the landlord's legal costs.

TENURE

Leasehold

RENT

£34,950 per annum exclusive

VAT

Plus 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

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



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