

CANVEY ISLAND



FOR SALE

International Business Park
15
Charfleets Road
Canvey Island
SS8 0SG

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



Industrial Unit



First Floor Office and Storage



Kitchenette facilities and WC facilities



Freehold Available



Offers in the Region of £350,000



Ayers & Cruik's
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.

Planning permission for a two-story extension to the land on the right hand side. Planning I.D: CPT/764/04/FUL



ACCOMODATION

	SQ. FT.	SQ. M.
Warehouse	1,425	132
Office	1,290	120

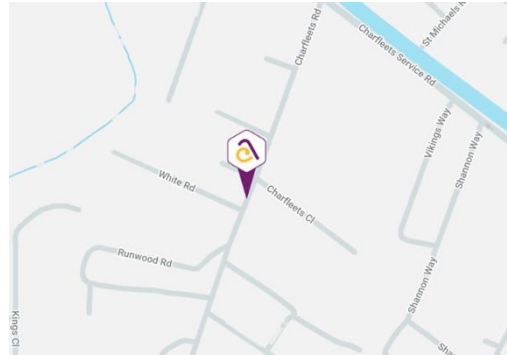
TOTAL	2,715	252
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TERMS

Not Applicable

EPC

Awaiting EPC



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



BUSINESS RATES

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

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Freehold

PRICE

Offers in the region of £350,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruik



Ayers & Cruiks
COMMERCIAL

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