

# CANVEY ISLAND



## FOR SALE

Charfleets Industrial Estate  
6  
Sandhurst  
Canvey Island  
SS8 0SA

**INDUSTRIAL INVESTMENT**  
1,921 SQ. FT. (178 SQ. M.)



Industrial Unit



Parking To Front



Freehold For Sale



Kitchenette & WC



Offers In the Region £280,000



**Ayers & Cruiks**  
COMMERCIAL

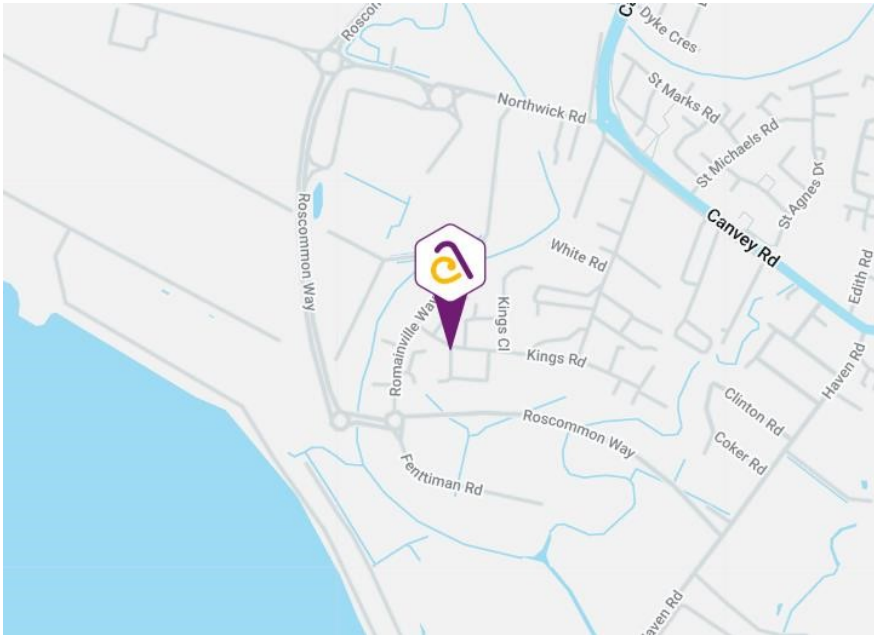
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

Situated on the Charfleets Industrial Estate, the unit is accessed via Charfleets Service Road near the junction with Long Road. It boasts excellent connectivity, with the A127, A13, and A130 highways in close proximity, providing easy access on and off Canvey Island.

The property is of steel portal frame construction and brick / block design, incorporating roller shutter access and personnel entrance door adjacent. Car parking to front.



## ACCOMODATION

	SQ. FT.	SQ. M.
Warehouse	1,921	178
<b>TOTAL</b>	<b>1,921</b>	<b>178</b>

## TERMS

Not Applicable

## EPC

Awaiting EPC

## 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 £280,000

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via vendors 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 & 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.



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