

TRADE COUNTER  
LIGHT INDUSTRIAL  
SPACE

**TO LET**

THAMES ESTUARY  
INDUSTRIAL ESTATE,  
CANVEY ISLAND



## ADDRESS AND SIZE

Canvey Island, East Anglia, SS8 0PB

1,000 - 5,000 sq.ft.

## SUMMARY

Well established trade units to let on the Business Estate in Canvey Island, Essex.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

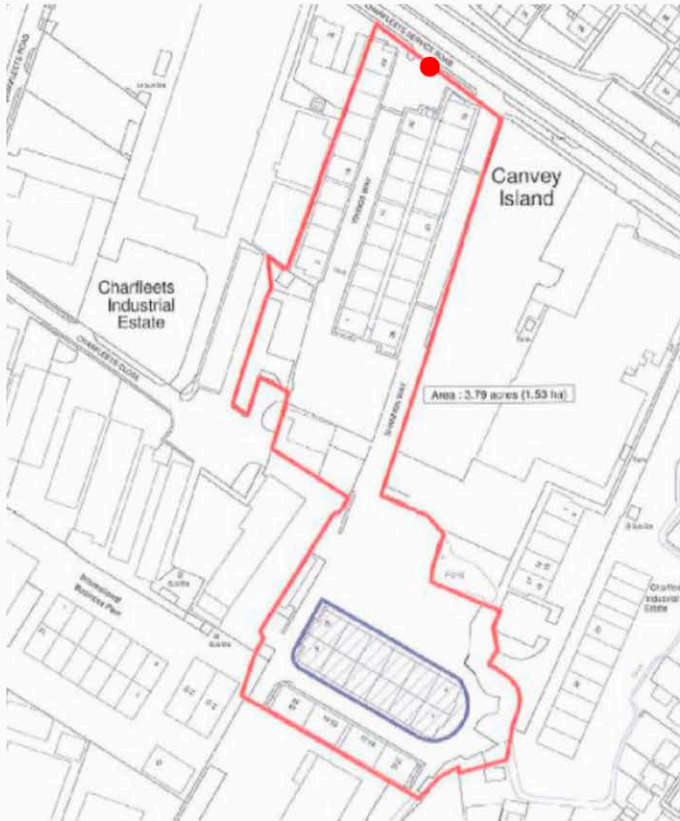
## GET IN TOUCH

📞 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
 pallmallestates.co.uk  
 High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Well established trade units to let on the Business Estate in Canvey Island, Essex. The properties are arranged on ground and upper floors and provide various sizes of accommodation. Workshops vary in sizes ranging from 1,000 sq.ft. to 5,000 sq.ft. and have a demised car park.

## LOCATION

These premises are in a good location with easy access to the M25 London Orbital and Basildon-Southend corridor. Canvey Island is located on the north bank of the Thames Estuary and our trade units to let are situated to the north of the town centre in a well established area close to Charfleets Industrial Estate.

## APPROXIMATE DRIVING DISTANCES

|                 |          |
|-----------------|----------|
| A13             | 3 miles  |
| Southend-on-Sea | 6 miles  |
| M25 Junction 30 | 13 miles |

## UNIT SIZES

|                           | Sq ft         | Sq m     |
|---------------------------|---------------|----------|
| Workshop units range from | 1,000 - 5,000 | 92 - 464 |

## FEATURES

- Various sizes ranging from 1,000 Sq.Ft. (92 Sq.M) to 5,000 Sq.Ft (464 Sq.M)
- Good location with easy access to the M25/Basildon/Southend corridor
- 3 phase power, gas supply, loading floors, kitchen and W.C.'S
- Well established trade counter/light industrial location
- Demised car park

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted