

TO LET

Industrial / Warehouse Unit

3,145 sq. ft. (292 m²)

UNIT 6, AMBER BUSINESS PARK

Kings Road, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0DD

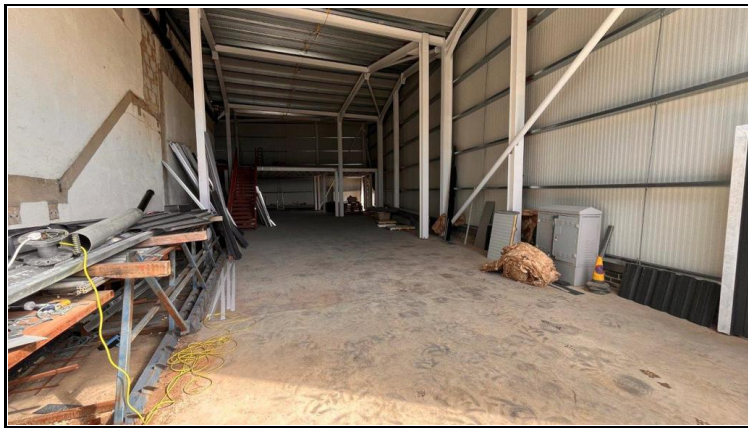


- End Of Terrace Unit
- Three Phase Power
- Due To Be Completed In Q4 Of 2024

- Electric Roller Shutter
- New Build
- Yard

KEMSLEY
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Canvey Island is situated in the Thames Gateway Area approximately 40 miles east of central London accessed the A130 which provides direct links to the A127 and A13 trunk roads which provide direct access to the M25 and national motorway network and good transportation throughout the rest of the County. The nearest main line railway station is situated at Benfleet approximately 2 miles distant and all main amenities are located at Basildon and Southend-on-Sea town centres which are approximately 7 and 10 miles distant respectively.

DESCRIPTION

A newly constructed end-of-terrace warehouse with a small yard of approximately 1,177 sq. ft., featuring gated access and a palisade fenced perimeter. Located on the sought-after Charfleets Industrial Estate, Canvey Island, the property provides an eaves height of approximately 5.9m, rising to an apex of 6.7m, making it ideal for a variety of light industrial or storage uses. The unit is equipped with an electric roller shutter door, measuring 4.7m in height and 5.3m in width, and includes a mezzanine level of approximately 807 sq. ft. Additional features include W/C facilities and a kitchenette on the ground floor. The property is currently under construction and is expected to be completed in Q4 2024.

ACCOMMODATION

Ground Floor	2,338 sq. ft. (217 m ²)
Mezzanine	807 sq. ft. (75 m ²)
Total	3,145 sq. ft. (292 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£28,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC will be commissioned upon completion.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

Pravi Sidhu
Tel: 01268 290295 / 07484 545561
Email: pravi.sidhu@kemsley.com

Ref: AB2754

