

CANVEY ISLAND



TO LET

12-14

Charfleets Farm

Canvey Island

SS8 0PG

INDUSTRIAL

2,902 SQ. FT. (270 SQ. M.)



Industrial Unit



Two Large Roller Shutters



Parking & Loading Area



Large Mezzanine & WC



Rent Only £23,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on the Charfleets Farm 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.

This end-of-terrace premises features two roller shutter loading doors, a mezzanine area, and W.C. facilities, offering convenience and functionality for various industrial uses.



ACCOMODATION

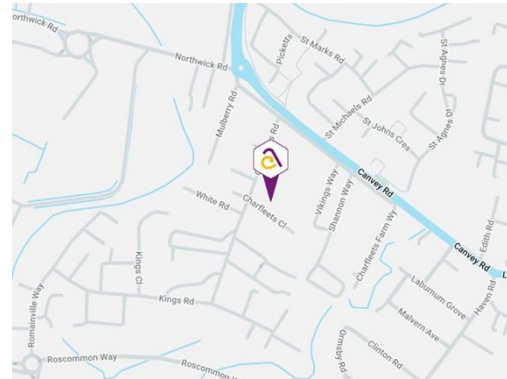
	SQ.FT.	SQ.M.
Warehouse	1,754	163
Mezzanine	1,148	107
TOTAL	2,902	270

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

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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

Ratable Value UBR Ratable Payable
£11,000 49.9 £5,489

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

LEGAL COSTS

Ingoing tenant are responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£23,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruik



Ayers & Cruiks
COMMERCIAL

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