

Unit 6, Amber Business Park,
Kings Road, Charfleets Industrial Estate,
Canvey Island,
Essex, SS8 0DD



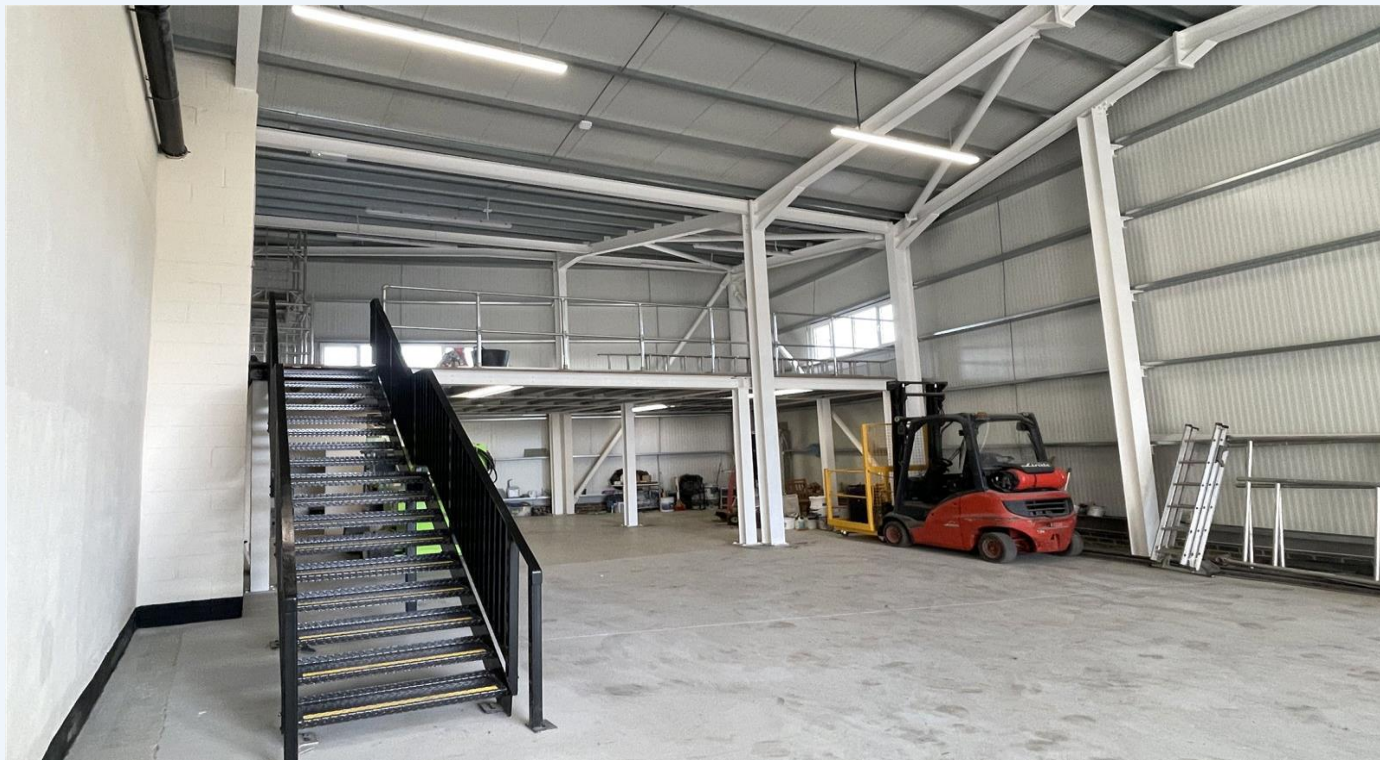
TO LET, CANVEY ISLAND ESSEX,
NEWLY CONSTRUCTED INDUSTRIAL UNIT APPROX, 3,145 SQ.FT. OVERALL



Unit 6, Amber Business Park, Kings Road, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0DD

- Immediate Availability (STS)
- Suit Various Uses (Excluding Motor Repairs)
- On Established Estate
- Yard/Forecourt 1,200 Sq.Ft.
- Electric Roller Shutter
- Palisade Gates & Fencing
- 3 Phase Power - No Gas

Property: A newly constructed end of terrace Industrial unit.
All measurements are approximate, and were measured on a
GIA (Gross Internal Area) basis:



Ground Floor: 2,338 Sq.Ft. with WC & Kitchen facilities.
Mezzanine: 807 Sq.Ft.
Total: 3,145 Sq.Ft.
Front Parking/Hardstanding Approx. 1,200 Sq.Ft.
Eaves Height 6.4m - Apex 7m
Roller Shutter 5.2m x 5m

Tenure: To let, by way of a FR&I lease, on terms to be agreed, at a rent of £28,000pa, plus VAT.

Business Rates: Construction was only completed recently, so the landlord will seek an assessment from the local Business Rates department.

Service Charge: A service charge is payable, the details of which are awaited.

Energy Performance Certificate: A copy of the EPC (B rating) is available on request.

Legal Fees: Each party is to be responsible for their own legal fees.