

Unit 3, Amber Business Park,
Kings Road, Charfleets Industrial Estate,
Canvey Island,
Essex, SS8 0DD

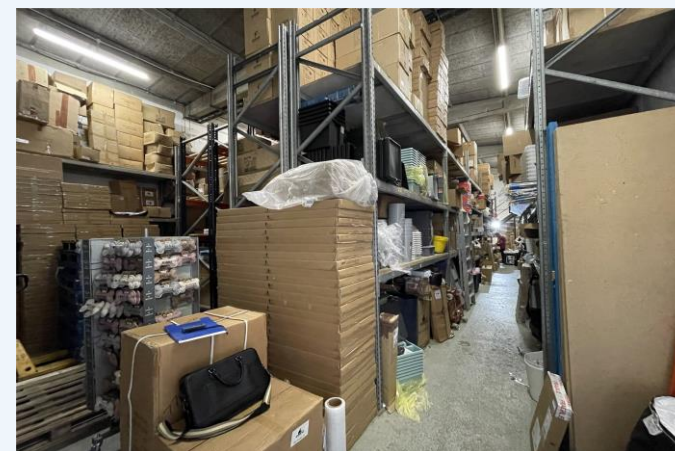


TO LET, CANVEY ISLAND ESSEX, WAREHOUSE/INDUSTRIAL UNIT IN
APPROX. 2,800 SQ.FT.

Property Description: Part of a modern purpose built & multi let range of Industrial buildings. All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis: Ground Floor Warehouse/Distribution Unit of 2,223 sq.ft. including 3 small stores. Metal staircase up to: First Floor: 558 sq.ft. being mostly storage with WC's & open plan kitchen space.

Highlights:

- Industrial Unit
- Suit Various Uses (Excluding Motor Repairs)
- On Established Business Estate
- Electric Roller Shutter
- 5.76m Ceiling Height!
- Front Parking For 2 Vehicles



Tenure: To let, by way of a FR&I lease, for a minimum term of 5 years, at a rent of £22,000pa, plus VAT. (Whilst the landlord has no intention of not renewing the lease, the renewal provisions will be excluded). A deposit will be required, equal to a minimum of 3 months rent.

Business Rates: The most recent rating assessment shows a rateable value of £17,500, resulting in Business Rates payable of approx. £8,400pa.

Service Charge: A service will be payable, on a fair and reasonable basis.

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.

Viewing: All arrangements to view are via Geard Biagioni on 01702 311 111.