

Block 4, Thamesview 130 Roscommon Way, Canvey Island Island, Essex SS8 0QD

**NEW INDUSTRIAL UNITS FROM
APPROX. 3,795 - 9,452 SQ FT 352.56 - 878.09 SQ M**

- E(g) B2, or B8 uses
- Steel frame construction
- 3 phase power and gas
- Dedicated loading and parking

Location

Canvey Island lies off the South East Coast of Essex within the Thames Estuary approximately 35 miles east of central London.

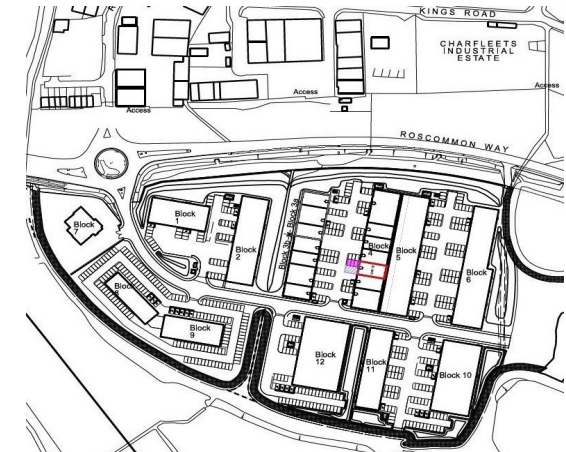
The major towns of Southend on Sea and Basildon are approximately 7 miles and 5 miles to the north of the site respectively. The A13 is accessed via the A130 which provides a direct link to the M25 (J30) approximately 18 miles in a westerly direction.

The site is accessed from Roscommon Way and is opposite the Charfleets Industrial Estate.

Description

The site benefits from an outline consent for a new development of B1 (c), B2 and B8 industrial units.

Our clients are looking to bring forward a warehouse / trade development ranging from approximately 3,795 - 9,452 sq ft which will be available on a freehold basis.



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Accommodation

Floor	Sq Ft	Sq M
Unit 19	4,272	396.87
Unit 20	4,252	395.01
Unit 21	9,452	878.09
Unit 22	4,252	395.01
Unit 23	4,272	396.87
Unit 24	8,530	792.44
Unit 25	3,795	352.56
Unit 26	4,801	446.01
Unit 27	4,774	443.5
Unit 28	4,794	445.36

Location Map



Next steps...

For further details on these and many other available properties please contact:



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VAT

VAT is applicable to the purchase price.

Viewing and further information

Strictly by prior appointment through joint sole agents Glenny LLP - Dan Wink

Joint Agents

Ayers & Cruiks
 Darrell Clarke
 darrell@ayerscruiks.co.uk

Essex Office

Call: 01268 540 771

**3 Argent Court Sylvan Way, Basildon
 Southfields Business Park, SS15 6TH**

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 AX3058

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