



Thamesview 130

Roscommon way

Canvey Island

SS8 0SF

FOR SALE / TO LET

PHASE 2A

Units from 2,817 - 9,473 sq. ft.



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 to Charfleets Industrial Estate.

Features

- ⇒ B1, B2 or B8 uses
- ⇒ Steel frame construction
- ⇒ 3 phase power and gas
- ⇒ Dedicated loading and parking



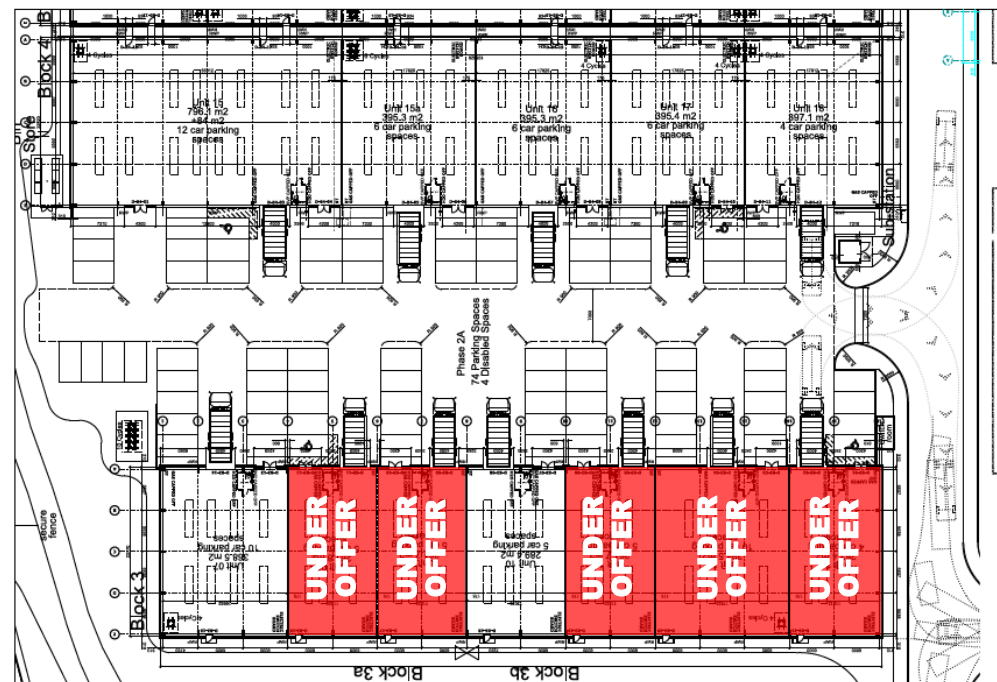
Description

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 2,817 – 9,473 sq.ft which will be available on a freehold basis.

Accommodation	Sq. ft.	Price
Unit 7	3,966	£515,580
Unit 8	2,818	UNDER OFFER
Unit 9	2,817	UNDER OFFER
Unit 10	3,115	£404,950
Unit 11	2,817	UNDER OFFER
Unit 12	4,246	UNDER OFFER
Unit 14	2,835	UNDER OFFER
Unit 15	9,473	£1,231,490
Unit 15a	4,255	£553,150
Unit 16	4,255	£553,150
Unit 17	4,256	£553,280
Unit 18	4,274	£555,620

All prices will be subject to VAT.



Viewing and further information



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. July 2016.