

OFFICES WITH STORAGE TO LET

APPROX 625 Sq Ft (58.06 Sq M)



**Front Offices
Charfleets Road
Canvey Island
Essex
SS8 0PQ**

Location:

Situated on Camping and General's busy retail site on Charfleets Road on the long established Charfleets Industrial Estate. The property benefits from good access onto Canvey Road (A130) which joins Canvey Way (A130) and Canvey Road (B1014) providing direct access to Five Bells Roundabout A13 and onto Chelmsford, A127, M25, Dartford Crossing and London to the west. The Canvey Road provides direct access to Benfleet Railway Station, Benfleet, High Road, Hadleigh (A13) and Southend on Sea to the east

Description:

The premises consist of Offices with Storage rooms and parking to front. The building benefits from four various sized rooms with large entrance hall with corridor leading to four toilet cubicles and sink area and kitchen to rear. Externally there are double metal opening gates to a car parking area for approx 6 vehicles.

Accommodation:

The premises have been measured on a net internal basis.
Offices/Storage Rooms 625 Sq Ft 58.10 Sq Ft

Features:

- Visible From Long Road Canvey Island
- Numerous Sized Rooms
- Kitchen & Toilets
- Suit A Variety Of Uses
- Car Parking For Approx 6 Vehicles

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£15,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Castle Point Borough Council or via www.voa.gov.uk.

Rateable Value: TBC

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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