

# OFFICE SUITE TO LET

**APPROX 297 Sq Ft (27.59 Sq M)**



**Suite 1**  
**101-103 Furtherwick Road**  
**Canvey Island**  
**Essex**  
**SS8 7AT**

**Location:**

The offices are located on the corner of Oak Road and opposite A130 Long Road. The area enjoys good access links with the A127 & A13 both of which provide direct connections with M25 Motorway (J29 & J30) respectively.

**Description:**

This first floor office overlooking Furtherwick Road, currently arranged as one office with carpet laid to floor, communal W.C. Offices available for immediate occupation. Public car park to rear.

**Accommodation:**

The premises have been measured on a net internal basis.

Suite: 297 Sq Ft 27.59 Sq M

**Features:**

- Close to Public Car Park
- Overlooking Furtherwick Road
- Available Early September

**Terms:**

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

**Rent:**

£4,250 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](http://www.voa.gov.uk).

Rateable Value £2,500

**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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