



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Charfleets Road, Canvey Island



Morgan Brookes believe - Don't miss out on this fantastic business community! We currently have this excellent sized first floor office available to let, located within a brilliantly developed commercial premises on Charfleets Industrial Estate. The offices & workspaces at International House are creatively designed for a dynamic mix of ambitious likeminded businesses - including Canvey Island's first dedicated co-working business space, meeting & training rooms! The unit rate will vary depending on whether the tenant chooses to execute the necessary works or if the landlord is to carry them out to the rental standard.

Key Features

- Modern Industrial Style Office To Let.
- Available Immediately.
- Excellent Opportunity For Vibrant Business Professionals.
- Manned Reception & Telephone Answer Service.
- Flexible Work Space Inc. Hot Desks, Meeting & Training Rooms (Available Separately).
- Central Hub With Bistro, Ample W/C's & Kitchens.
- Secure Gated Private Parking With CCTV.
- Popular Charfleets Estate.

**Monthly Rental Of
£1,800**

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Charfleets Road, Canvey Island

INTERNATIONAL HOUSE

Entrance / Reception

25' 5" x 19' 9" (7.74m x 6.02m)

Two double glazed window to front aspect, reception desk, seating area with TV, exposed brick walls, pallet wall, exposed steels, staircase with brass handrails, doors to WCs, door to Central Hub.

Central Hub

Full height ceiling with exposed beams, sky lights letting in natural light, industrial style iron frame windows, Bistro with seating area, doors leading to W/C's, meeting & training rooms, multiple community facilities, kitchen areas, Hot desk area with all IT points (under development), Stairs leading to first floor.

First Floor 18 - FF18

42' 0" x 18' 11" NT 14' 4" (12.79m x 5.76m)

Full height industrial panelled window to Central Hub, double glazed window to side elevation, panelled walls, exterior steel beams, surface mounted sockets.

Parking

Private gated parking facilities - TBC

Company Types Currently in Situ.

Office Stock Storage. Electrical Stock Storage. Beauty & Nail Services. Groundwork & Flooring Company. Arts & Craft Workshop. Race Simulators Design. Florist Recruitment Film production Health & Safety Consultant Mortgage Broker. Window Installation. Legal Consultant Podcasting/Steaming & Online Marketing.

Additional Information

Total Size - 2507.9 Sq. Ft

Rent - £1,800.00

Deposit - £2,250.00 Minimum

Contract Term - 12 months

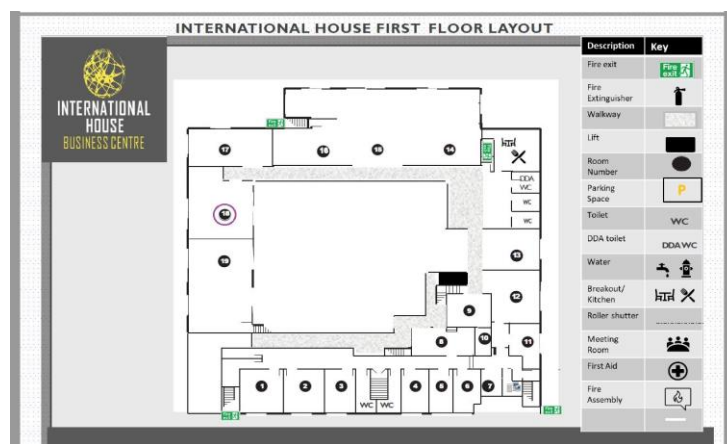
Available - Now

Parking Spaces - TBC

Security Checks - Free of charge

Broadband - Leased line 300/1TB with back up.

Access - 24/7



01268 755626

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Local Authority Information

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Castle Point Borough Council

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution