



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Charfleets Road, Canvey Island



**Morgan Brookes believe** - Be part of this exciting business community! We currently have this excellent opportunity to create a thriving Bistro, 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 Bistro Area To Let - 424.5 square ft.
- Available Immediately.
- Positioned Next To Central Hub With Seating For Bistro.
- Manned Reception & Telephone Answer Service.
- Flexible Work Space Inc. Hot Desks, Meeting & Training Rooms (Available Separately).
- Ample W/C's & Kitchens.
- Secure Gated Private Parking With CCTV.
- Popular Charfleets Estate.

**Monthly Rental Of  
£600**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# 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, Cafe 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.

### Ground Floor 14- Bistro Area

Bistro is currently under construction, approximately 424.5 square ft.

### 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

Rent - £600.00

Deposit - £750.00

Minimum Contract Term - 12 months

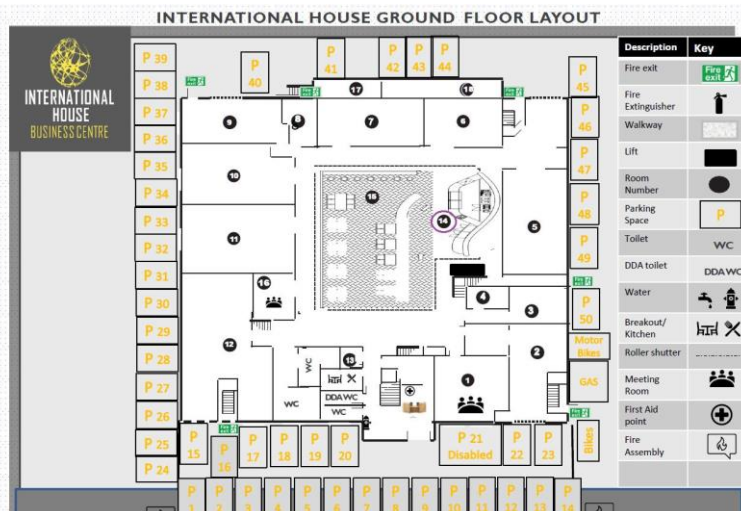
Available - Now

Parking Spaces - TBC

Security Checks - Free of charge

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

Access - 24/7



Local Authority Information  
Castle Point Borough Council

01268 755626

morganbrookes.co.uk

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#### 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 to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.