



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Charfleets Road, Canvey Island



**Morgan Brookes believe** - This Huge Warehouse space and Offices located on the International Business Park within the popular Charfleets industrial estate offers a great opportunity for a your business needs! The unit provides ample space and storage throughout with a kitchen & washroom.

### Key Features

- Available Immediately.
- Popular Charfleets Estate.
- Multiple Office & Warehouse Space.
- Parking for 6 Vehicles
- Approximate 2000 sq.ft.
- Call Morgan Brookes Today.

**Monthly Rental Of  
£1,500**



# Charfleets Road, Canvey Island

## Entrance

Panelled door leading to:

## Entrance Hall

**10' 11" x 3' 5" (3.32m x 1.04m)**

Double glazed window to front aspect, stairs leading to first floor, electric heater, door leading to:

## Warehouse Space

**25' 9" x 22' 9" (7.84m x 6.93m)**

Double height roller door, work benches to side, power, lighting & water connected, concrete flooring, double doors leading to secure rear room, door leading to rear exit room, door leading to:

## Kitchen

**15' 9" x 7' 3" nt 4' 6" (4.80m x 2.21m)**

Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, door leading to:

## Toilet

**7' 5" x 7' 0" (2.26m x 2.13m)**

Wash hand basin, low level W/C.

## Secure Rear Room

**13' 5" x 12' 6" (4.09m x 3.81m)**

Power & lighting, concrete floor.

## Fire Exit Room

**11' 1" x 9' 6" (3.38m x 2.89m)**

Fire exit door, lighting connected, concrete floor.

## Landing/Work Space

**19' 2" x 11' 7" (5.84m x 3.53m)**

Double glazed window to front aspect, air con, power & lighting, electric heater, carpet flooring, double door leading to central office, opens to:

## Central Office

**11' 6" x 10' 8" (3.50m x 3.25m)**

Double glazed window to side aspect, fitted desk, power & lighting, carpet flooring, door leading to:

## Main Rear Office

**23' 10" nt 12' 1" x 20' 9" nt 9' 2" (7.26m x 6.32m)**

Shared light window, fitted desks, electric heater, power & lighting, carpet flooring, door leading to:

## Services Room

**15' 10" x 3' 2" (4.82m x 0.96m)**

Office network switch, power & lighting, carpet flooring.

## Central Office

**11' 7" x 11' 4" (3.53m x 3.45m)**

Part panelled walls, electric heater, carpet flooring, door leading to:

## Front Store Room

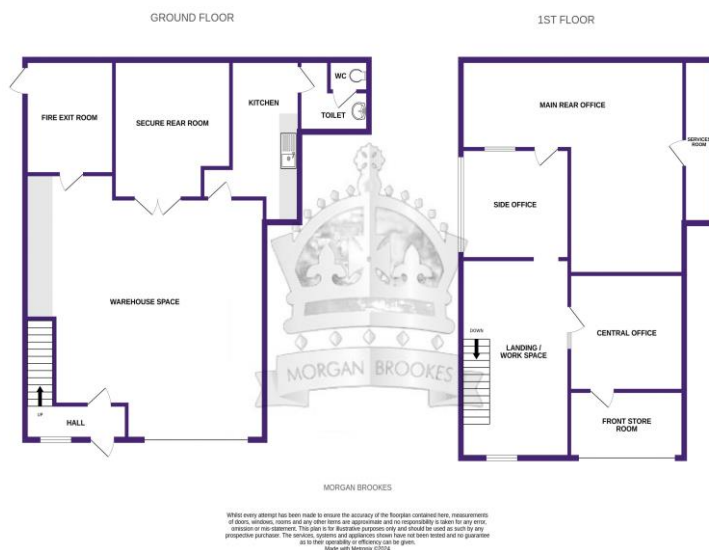
**11' 11" x 6' 6" (3.63m x 1.98m)**

Roller door.

## Additional Information

Parking: Space for 6 Vehicles

Business Rates: Please contact the local council for further information.



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.