



**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 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!

Key Features

- Modern Industrial Style Office To Let - 339.1. Square ft.
- Available Immediately.
- Manned Reception & Telephone Answer Service.
- Flexible Work Space Inc. Hot Desks, Meeting & Training Rooms (Available Separately).
- Central Hub With Cafe, Ample W/C's & Kitchenettes (In Development).
- Secure Gated Private Parking With CCTV.

**Monthly Rental Of
£575**

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morganbrookes.co.uk

Charfleets Road, Canvey Island

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.

Office

23' 1" x 14' 8" (7.03m x 4.47m)

Double glazed window to side aspects, obscure double glazed window rear aspect, corridor, double glazed panelled door to rear corridor, pallet wall, multiple sockets and Internet connections, lighting, carpet flooring. (2 double desks and reception area)

Parking

Private gated parking facilities - TBC

Additional Information

Total Size - 339.1 Sq. Ft

Rent - £575.00

Deposit - £575.00

Minimum Contract Term - 12 months

Available - Now

Parking Spaces - 1 with more available if overflow parking is secured.

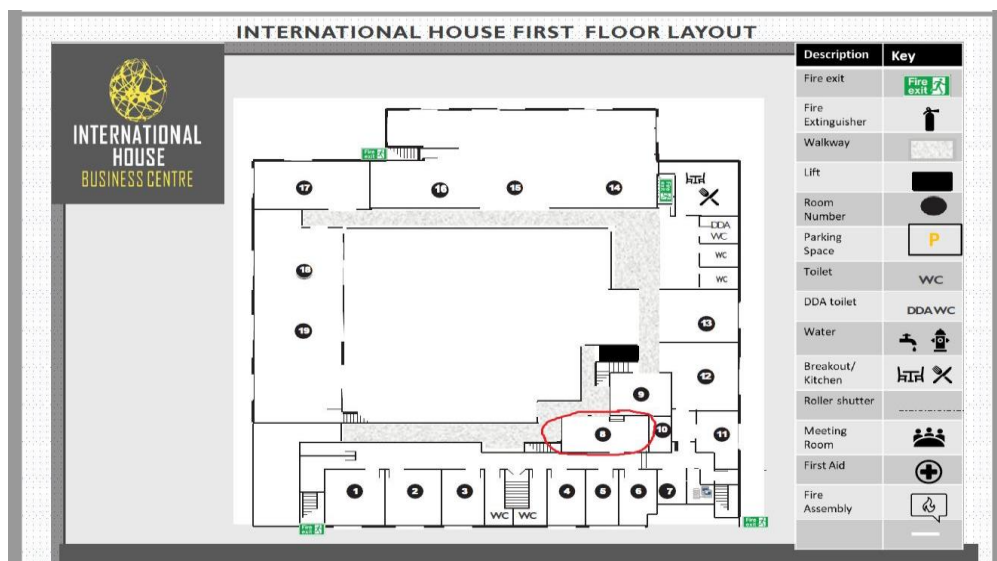
Electric Charge - Fixed rate of £60.00 in arrears (invoiced monthly in arrears).

Security Checks - Free of charge

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

Meeting Room - 1 hour complimentary a week (subject to availability)

Access - 24/7



Local Authority Information
Castle Point Borough Council
Council Tax Band:

01268 755626

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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.