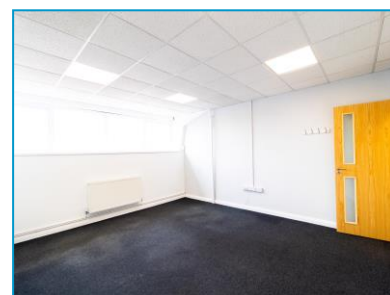




**MORGAN  
BROOKES**  
≡ ESTATE AGENTS ≡  
HELPING YOU GROW



## Kings Road, Canvey Island



**Morgan Brookes believe** - This commercial office space is positioned on the popular Charfleets Industrial Estate and would be great for a small business owner looking for more work space! Offering a reception on entrance to the building, one large office, shared kitchen equipped with appliances, two restroom and parking.

### Key Features

- Commercial Office Space to Let.
- Superb Sized Work Space.
- Shared Kitchen with Two Restrooms.
- Reception Entrance & Parking.
- Popular Charfleets Industrial Estate.
- Call Morgan Brookes Today.

**Monthly Rental Of  
£500**

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

# Kings Road, Canvey Island

GROUND FLOOR

## Office Space

16' 1" x 14' 7" (4.90m x 4.44m)

Double glazed windows to front aspect, carpet flooring.

## Communal Kitchen

Communal kitchen shared between three offices, double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, fridge, dishwasher, microwave, kettle, laminate flooring.

## Two Separate W/C

Both restrooms contain a wash hand basin & low level W/C.

## Front of Property

Parking for vehicles.

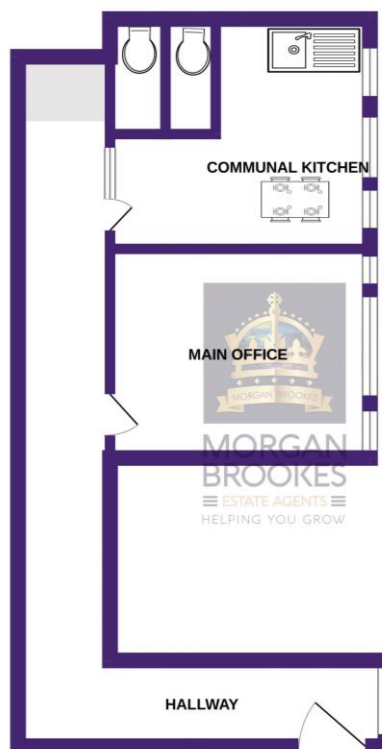
## Additional Information

Price - £650.00 PCM

Deposit - £650.00

Length of tenancy - Minimum six months

Council tax band - England



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority Information**  
Castle Point Borough Council

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of  
£500**

### 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.