



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kings Road, Canvey Island



Morgan Brookes believe - This spacious office space on the popular Charfleets Industrial Estate is ideal for your business needs. Offering approximately 175 sq.ft, complete with a reception area, shared kitchen & W/C, and alarm system. Call Morgan Brookes today to arrange a viewing!

Key Features

- Available Now.
- Approximately 175 sq.ft.
- Superb Size Private Office Space.
- Reception Area, Kitchen, Dining Space & W/C.
- Popular Charfleets Industrial Estate.
- Alarm System & Central Heated.
- Call Morgan Brookes To Arrange Your Viewing Today.

**Monthly Rental Of
£550**

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morganbrookes.co.uk

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Communal Reception Area

Double glazed windows to side, radiator, seating area, carpeted flooring.

Shared Kitchen / Breakfast Room

Double glazed windows to side, fitted with a range of base and wall mounted units, microwave, work top with sink inset, mixer tap, splash back tiles, wall mounted combination boiler, radiator, breakfast area with table and chairs.

W/C

Hand basin, low level W/C.

Office Suite 2

14' 7" x 12' 0" (4.44m x 3.65m)

Double glazed windows to side, entry system, office furniture, 2 radiators, carpeted flooring.

Parking

Roadside parking is available

Additional Information

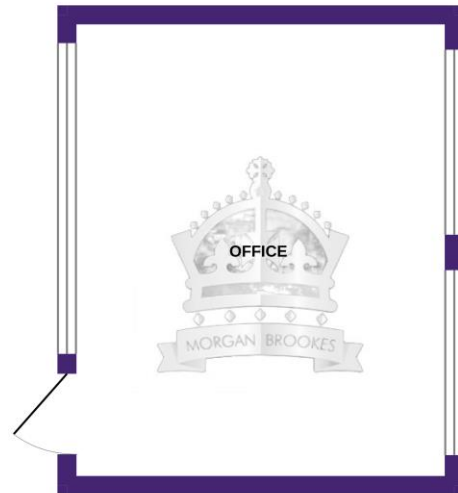
Rent - £550

Deposit - £1100

Minimum Contract Term - 12 months

Available - Now

FIRST FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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

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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.