



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Charfleets Road, Canvey Island



**Morgan Brookes believes** – This is a fantastic opportunity to rent a stylish first floor office within the popular Charfleets Industrial Estate. International House is a modern, well-designed commercial hub, home to a dynamic mix of professionals and Canvey Island's first dedicated co-working space. The available unit offers a flexible layout, making it ideal for a range of business needs. It benefits from access to hot desks, meeting and training rooms (available separately), communal kitchens and WC facilities. Available from August, this is an ideal workspace for ambitious professionals looking to join a thriving business community.

### Key Features

- Modern First Floor Office
- Available From May.
- Excellent Opportunity For Vibrant Business Professionals.
- Manned Reception & Telephone Answer Service.
- Flexible Work Space Inc. Hot Desks, Meeting & Training Rooms (Available Separately).
- Central Hub With Bistro, Ample W/C's & Kitchens.

**Monthly Rental Of  
£795**

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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, Bistro 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.

### First Floor 19 - FF19

16' 5" x 18' 10" (5m x 5.73m)

Double glazed window to side elevation, panelled walls, exterior steel beams, surface mounted sockets.

### 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 - £795

Deposit - £1590

Minimum Contract Term - 12 months

Available - August

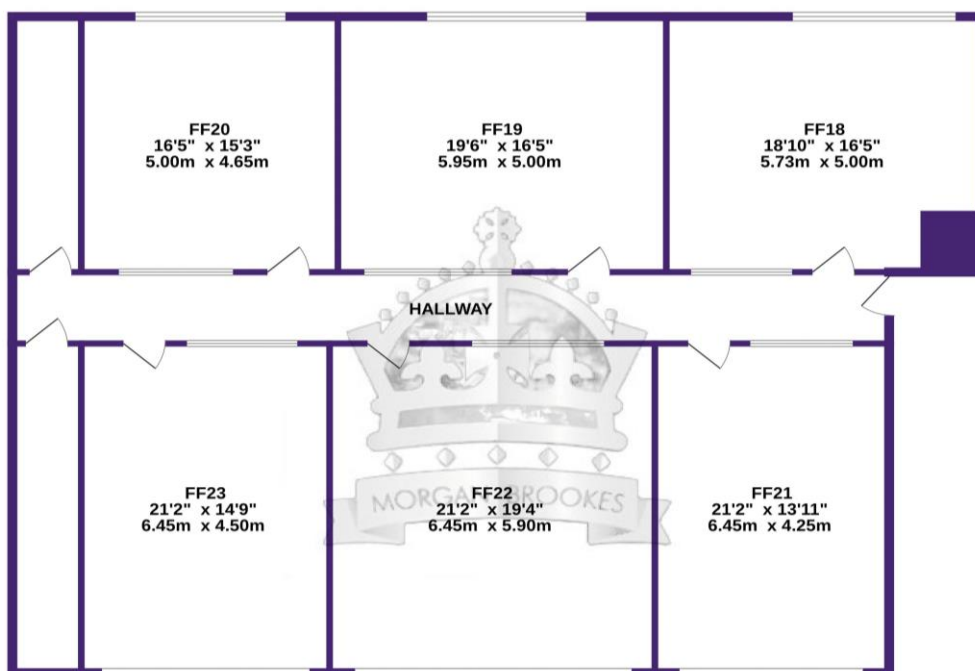
Parking - 1 Parking Space In the Overflow Car Park

Security Checks - Free of charge

Broadband - Leased line 300/ITB with back up.

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

Access - 24/7



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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.