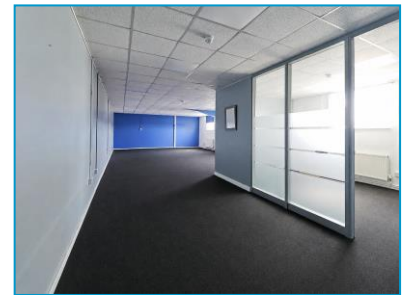




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kings Road, Canvey Island



Morgan Brookes believe — This spacious first floor commercial office suite is ideal for a growing business looking for versatile workspace in a convenient location. The property offers a secure communal entrance with code entry system, a superb sized main office, three additional office rooms, shared kitchen facilities with appliances, WC facilities and one allocated parking space. With tenants responsible for metered electricity usage and a 50% contribution towards the monthly gas bill for heating.

Key Features

- Commercial Office Space to Let.
- Secure Door Entry System.
- Approximately 1234 Sq.Ft
- One Allocated Parking Space.
- Superb Sized Main Office With Three Additional Offices.
- Popular Charfleets Industrial Estate.
- Shared Kitchen & WC Facilities.
- Call Morgan Brookes Today!

**Monthly Rental Of
£900**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Kings Road, Canvey Island

Front Of Property

Secure wood panelled door leading to:

Communal Entrance

Carpet Flooring, smooth ceiling, stairs leading to:

Communal Hallway

Double glazed window to front aspect, carpet flooring, smooth ceiling incorporating downlights, secure panelled door with code entry system leading to:

Main Office

48' 8" nt 29' 6" x 20' 7" nt 5' 8" (14.82m nt 8.98m x 1.73m nt 6.27m)

Two double glazed window to rear aspect, two radiators, suspended ceiling incorporating downlights & fire sprinkler system, carpet flooring, double glazed glass partitioning wall with frameless double glazed door leading to:

Office 2

14' 7" x 10' 5" (4.44m x 3.17m)

Double glazed window to rear aspect, radiator, carpet flooring, suspended ceiling incorporating downlights with fire sprinkler system, double glazed panelled door leading to:

Office 3

14' 9" x 14' 5" (4.49m x 4.39m)

Double glazed window to rear aspect, radiator, carpet flooring, suspending ceiling incorporating downlights with fire sprinkler system, wooden panelled door leading to main office:

Office 4

10' 2" nt 6' 3" x 10' 2" nt 5' 7" (3.10m nt 1.90m x 3.10m nt 1.70m)

Wood panelled door, radiator, single glazed window looking into Office 3, carpet flooring, suspended ceiling incorporating downlights with fire sprinkler system.

Parking

1 Allocated parking space

Shared Kitchen

Communal kitchen shared between three offices, three double glazed windows 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, wood panelled door with mechanical code lock leading to:

WC

Low level WC, laminate flooring

Additional Information

Rent: £900.00 PCM

Deposit: £1,800.00

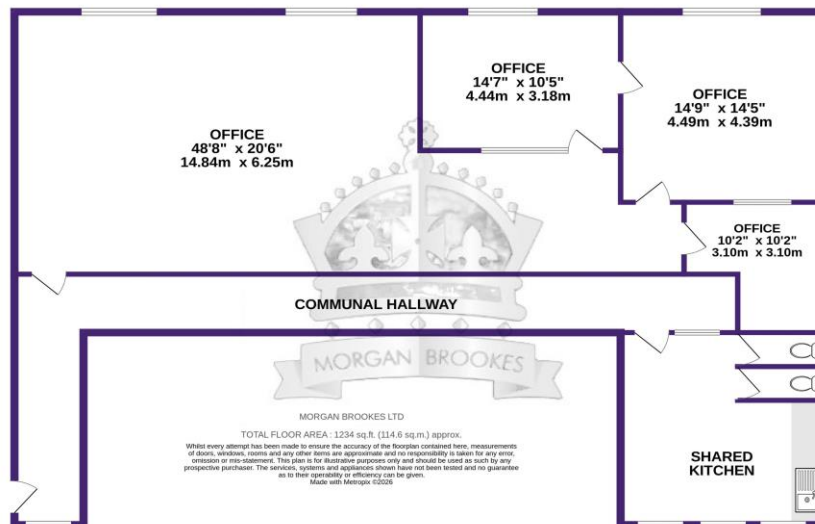
Included bills/services: Water & Sewage

Additional Charges: Metered electricity usage & 50% Contribution to monthly gas bill for heating usage

Services connected: Electricity, Gas, Water, Mains Drainage

Heating Type: Gas Central Heating.

Restrictions: No Smoking inside the property.



Local Authority Information
Castle Point Borough Council

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of
£900

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.