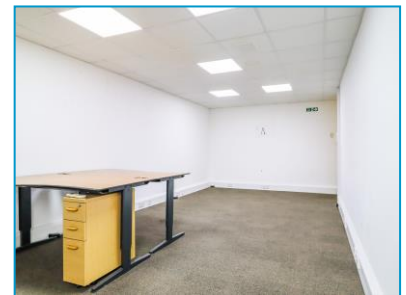
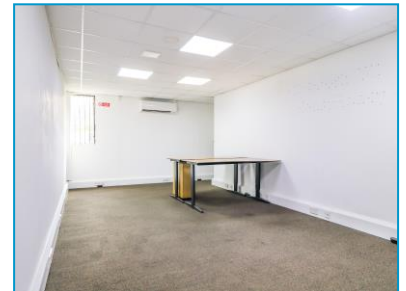




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Charfleets Road, Canvey Island



Morgan Brookes believe - If you are looking for a substantial office space based in a popular commercial location, then look no further! Offering three separate office spaces, W/C & off-road parking for two vehicles, available immediately.

Key Features

- Substantial Unit to Let.
- Three Office Spaces.
- W/C.
- Parking for Two Vehicles.
- Available Immediately.
- Popular Charfleets Estate.
- Call Morgan Brookes Today.

**Monthly Rental Of
£650**



Charfleets Road, Canvey Island

Front Of Property

Stairs leading to office space.

Main Office

26' 4" x 11' 11" (8.02m x 3.63m)

Double glazed window to side aspect, air con unit, carpet flooring.

First Office

16' 2" x 7' 2" (4.92m x 2.18m)

Double glazed window to front aspect, wood effect flooring.

Second Office

12' 4" x 6' 10" (3.76m x 2.08m)

W/C

4' 2" x 4' 11" (1.27m x 1.50m)

Wash hand basin, low level W/C, extractor fan, tiled walls, tile effect flooring.

Parking

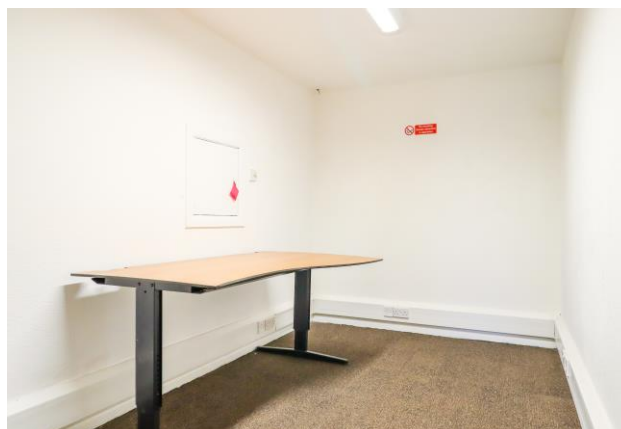
Two parking spaces.

Additional Information

Price - Rent £650 PCM

Deposit - £1300

Length of tenancy - 12 Months



Local Authority Information
Castle Point Borough Council

01268 755626

morganbrookes.co.uk

**Monthly Rental Of
£650**

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.