

RETAIL/OFFICE UNIT TO LET

APPROX 456 Sq Ft (42.36 Sq M)



Office B
Camping And General
Charfleets Road
Canvey Island
Essex
SS8 0PQ

Location:

Situated on Camping and General's busy retail site on Charfleets Road on the long established Charfleets Industrial Estate. The property benefits from good access onto Canvey Road (A130) which joins Canvey Way (A130) and Canvey Road (B1014) providing direct access to Five Bells Roundabout A13 and onto Chelmsford, A127, M25, Dartford Crossing and London to the west. The Canvey Road provides direct access to Benfleet Railway Station, Benfleet, High Road, Hadleigh (A13) and Southend on Sea to the east

Description:

This retail/office unit provides 456 Sq Ft with two rooms providing strip lighting, double glazed door, double glaze windows to front, kitchenette and toilet. The property is positioned behind secure gates with two parking space.

Accommodation:

The premises have been measured on a net internal basis.

Room 1: 212 Sq Ft 19.69 Sq M

Room 2 244 Sq Ft 22.67 Sq M

Kitchenette

Toilet

Total Area: 456 Sq Ft (42.36 Sq M)

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£10,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Castle Point Borough Council or via www.voa.gov.uk.

Viewing:

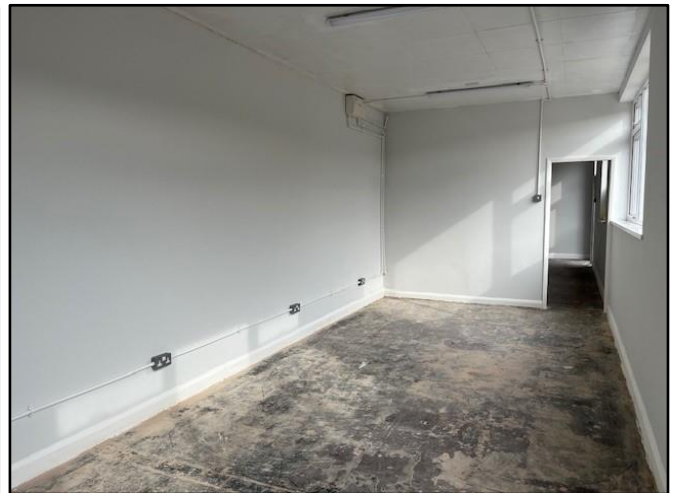
Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.



MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract; (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property; (3) All prices and rents are quoted exclusive of VAT unless otherwise stated; (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk