

CANVEY ISLAND



TO LET

Walker House
Thamesview Business Park
Fenttiman Road
Canvey Island
SS8 0EQ

OFFICE
980 SQ. FT. (91 SQ. M.)



Fully Refurbished, Unused Office Suite



Private Kitchenette & W.C Facilities



Ample Car Parking Available



New Lease Available



Rent Only £25,000 Per Annum Inclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This office is situated within Walker House at Thamesview Business Park on Canvey Island. The location offers excellent road links, with easy access to major routes, and Benfleet train station is just a short distance away, providing convenient rail connections.

The property comprises of a fully refurbished, unused second floor office boasts a private kitchenette, W.C. facilities, and an air conditioning unit. The office benefit from far reaching views and ample car parking. The rent is all-inclusive, covering essential utilities such as gas, water, and electricity.



ACCOMODATION

	SQ.FT	SQ.M
Area	980	91

TOTAL	980	91
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TERMS

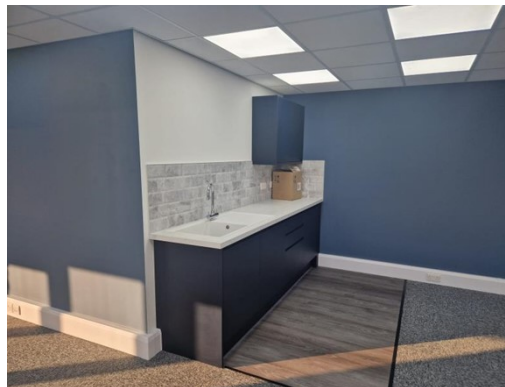
The premise is available to let upon on a new full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

To Be Confirmed

EPC

Awaiting EPC



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors.

None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each

of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£25,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
COMMERCIAL

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