

International House, Charfleets Road, Canvey Island, Essex, SS8 0PQ



**FOR SALE - DETACHED INDUSTRIAL BUILDING.
TOTAL ACCOMMODATION APPROX. 26,300 SQ FT (2,443 SQ MS)
ON 1 ACRE PLOT.**



International House, Charfleets Road Canvey Island, Essex, SS8 0PQ

A substantial, relatively modern, warehouse building of steel portal frame construction with a pitched roof and elevations that are externally clad in a combination of brickwork and profiled steel sheeting. The property is arranged to provide an extensive open plan production area which is complimented by well specified reception, amenity, office and storage areas - some of which are at mezzanine level.

To the front of the building there is an enclosed forecourt which provides car parking for approx. 15 vehicles and access to two large goods entrances. Further car parking is available on either side of the building.



Accommodation

The building has been measured on a Gross Internal (GIA) basis:

Ground Floor:

Production, Admin & Amenity 16,000 sq ft (1,486 sq ms)

Mezzanine:

Production & Storage Areas 6,000 sq ft (557 sq ms)

Offices 4,300 sq ft (399 sq ms)

Features

- Detached Industrial Building
- Occupying Approx. 1 Acre Site
- Open Plan Production Space
- Canteen & Staff Amenity Areas
- Impressive Reception & Offices
- Dual Goods Entrances
- Car Parking
- Established Commercial Area
- Freehold

Right of Way

Located to the rear of the property is a development of smaller industrial units. Access to these is via a right of way which runs alongside either flank of International House.

Business Rates

The premises appear on the 2017 Rating List as Factory & Premises with an adopted rateable value of £84,000.

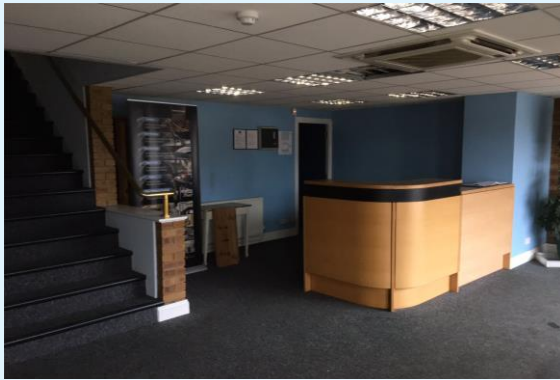
Commercial Energy Performance Certificate

A Commercial Energy Performance Certificate (EPC) is being obtained and will be made available for inspection.

Vat

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

FREEHOLD PRICE £1,750,000



Legal Fees

Each party to bear their own legal costs.

Viewing Arrangements

Strictly via the Sole Selling Agents,
Dedman Gray Commercial.

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

