



**INTERNATIONAL
HOUSE**

BUSINESS CENTRE

**INTERNATIONAL HOUSE
RECEPTION**

Location

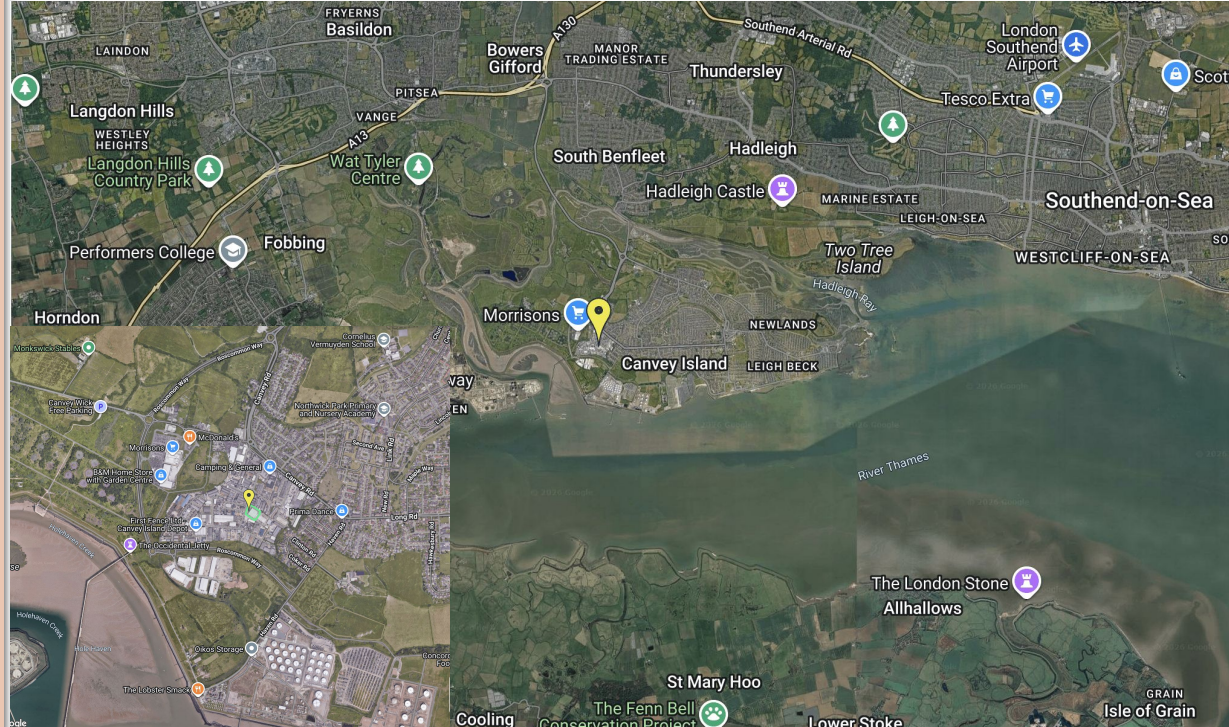
Freehold
AA15165

Address
International House, Charfleets Road, Canvey Island (SS8 0PQ)

WHAT3WORDS
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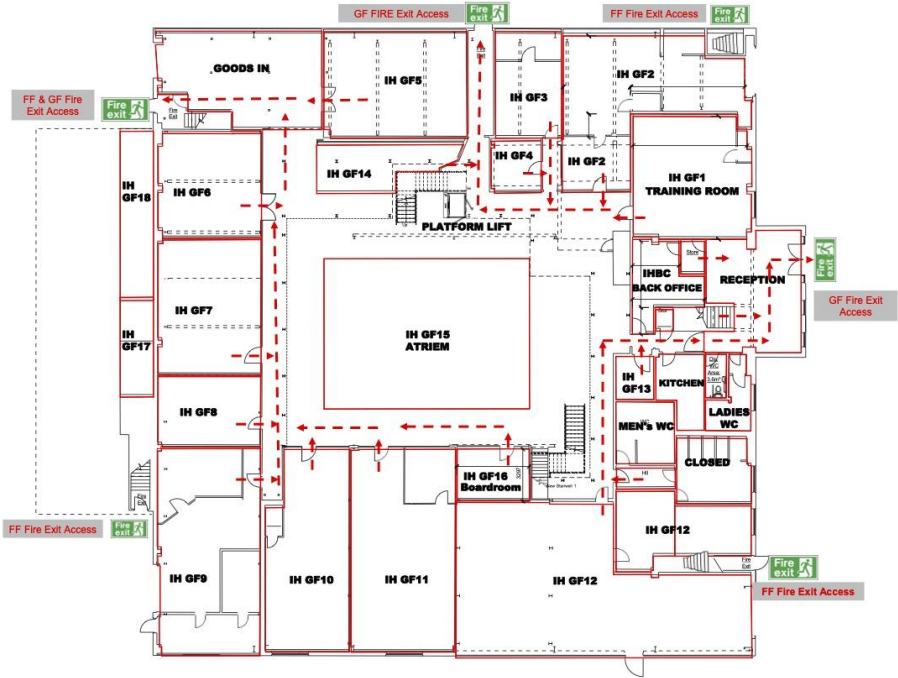
Description
The Business Centre is located within Castle Point in Canvey Island, Essex.

21,306 sqft lettable space.



Ground Floor Plan

INTERNATIONAL HOUSE GROUND FLOOR LAYOUT FIRE ESCAPE ROUTES

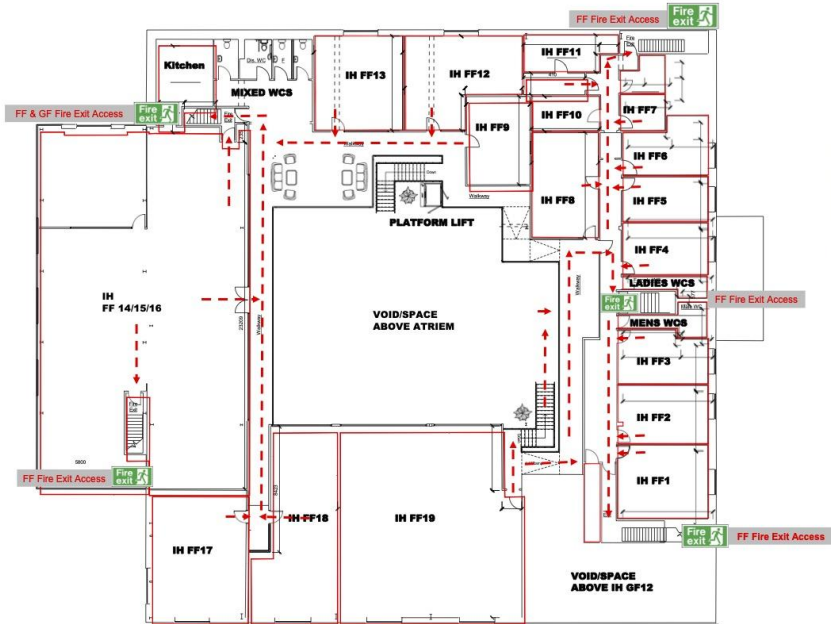


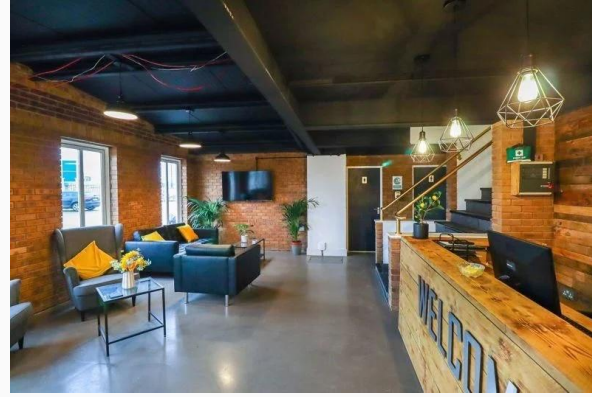
Fire Assembly Point



Tenancy Schedule - First Floor

INTERNATIONAL HOUSE FIRST FLOOR LAYOUT FIRE ESCAPE ROUTES





Summary

Sale of SPV

INTERNATIONAL HOUSE (CI) LTD

**Regency House, 33 Wood Street,
Barnet, Hertfordshire, EN5 4BE**

Company number 12344642

Current Income £272,690 pa

Overheads £60,000

Operating Income £212,691 pa

Jun-26		
Current Income	£272,690.79	
Asking	£2,250,000.00	
Estimated Purchase Costs		
Stamp Duty Reserve Tax (SDRT)	0.50%	£11,250
Sols	0.5%	£11,250
Surveys/Vals	0.5%	£11,250
Total Purchase		£2,283,750
Sqft	21306	
Overhead	pa	£60,000
Net Income		£212,691
Net Initial Yield		9.31%

Opportunity

The Business has recently created 6 new office Units on First Floor in June 2026, two have already been let and are estimated to produce an additional £38.5k per annum

New Hot Desks have been created which are generating additional income.

Rent reviews agreed are set to increase the overall rental income

Jun-26		
Estimated Rental Income	£348,773.36	
Asking	£2,250,000.00	
Estimated Purchase Costs		
Stamp Duty Reserve Tax (SDRT)	0.50%	£11,250
Sols	0.5%	£11,250.00
Surveys/Vals	0.5%	£11,250.00
Total Purchase		£2,283,750.00
Sqft	21306	
Overhead	pa	£60,000
Net Income		£288,773
Net Initial Yield		12.64%

Availability

June 2026

Offers Invited for the sale of the
Freehold via Share Transfer or
freehold transfer

Trusted Land



Gary

Damien

Georgia

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