

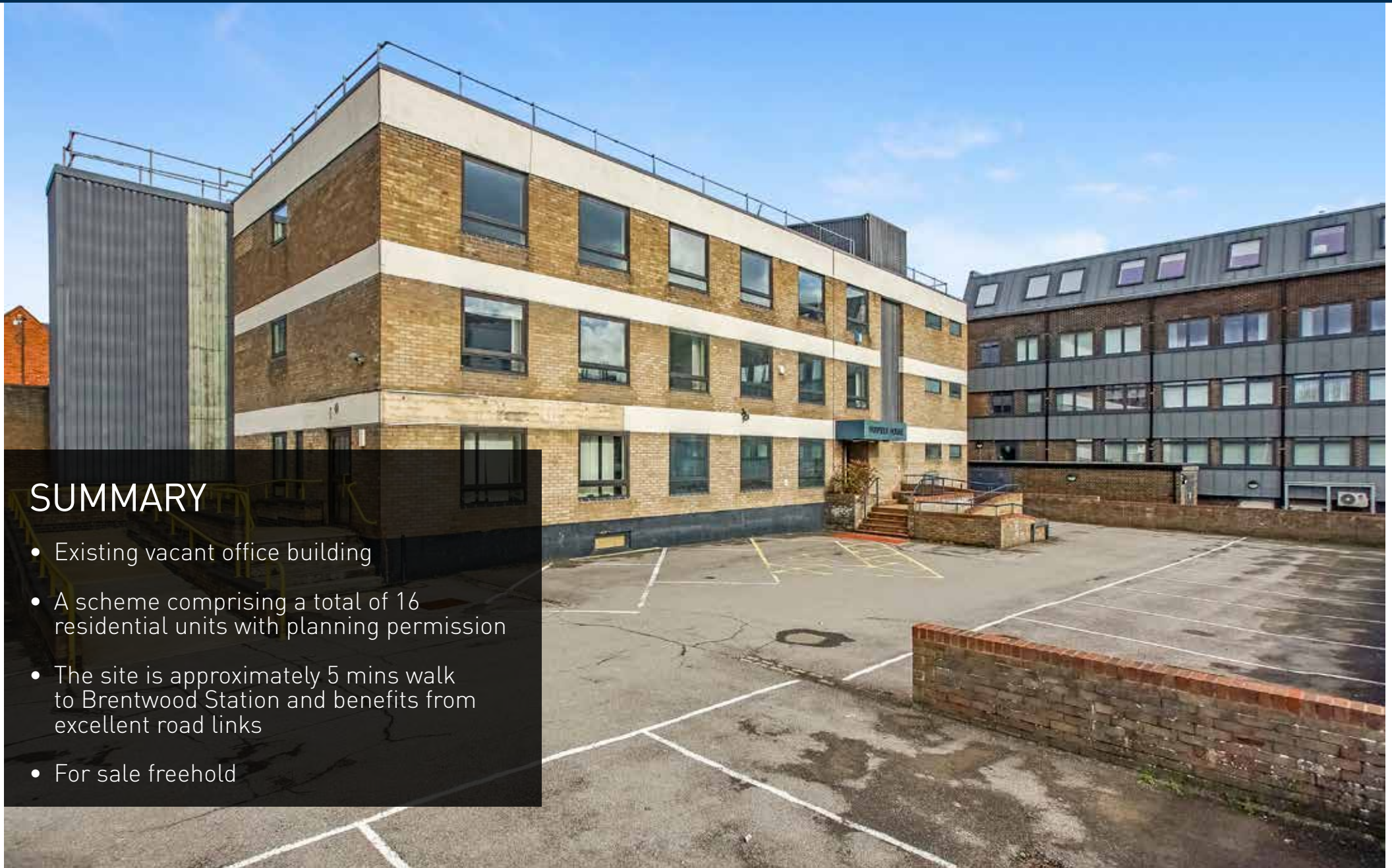


FOR SALE FREEHOLD – OFFICE BUILDING WITH DEVELOPMENT OPPORTUNITY
FAIRFIELD HOUSE, FAIRFIELD ROAD, BRENTWOOD,
ESSEX CM14 4SB

EXISTING BUILDING 9,190 SQ FT SITE AREA 0.22 ACRES

SUMMARY

- Existing vacant office building
- A scheme comprising a total of 16 residential units with planning permission
- The site is approximately 5 mins walk to Brentwood Station and benefits from excellent road links
- For sale freehold



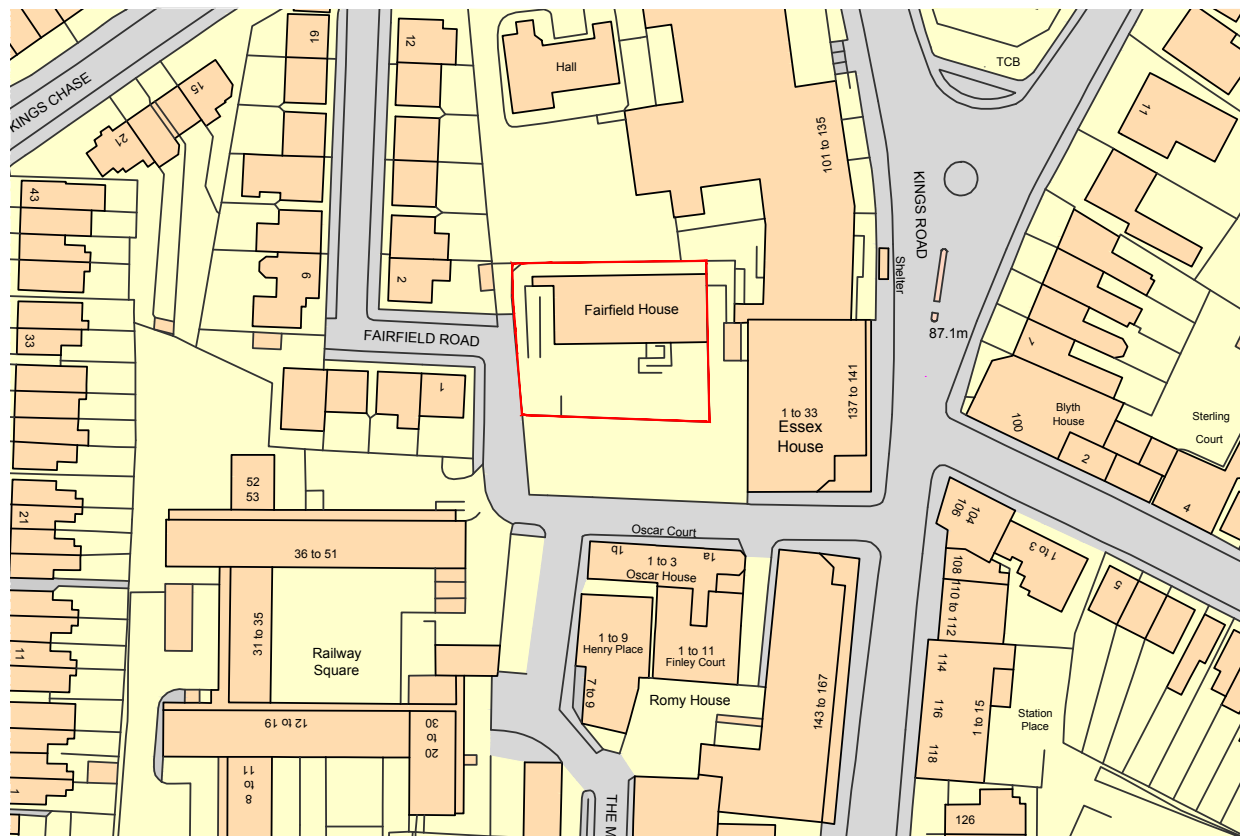
LOCATION

The property is situated in the heart of Brentwood town centre on Fairfield Road which lies off Warley Hill close to its junction with Kings Road (B185) and Queens Road.

Brentwood benefits from excellent public transport links. Brentwood mainline station (Great Eastern and soon to be Elizabeth/Crossrail, accessing Liverpool Street in 40 minutes) is within a 5 minute walk as is Brentwood High Street.

The A12 at its junction with the M25 (J28) is 2 miles away and within 10 minutes' drive. The A127 Southend Arterial Road at its junction with the M25 (J29) is 4 miles away and within 15 minutes' drive.

In addition Brentwood is close to two international airports; Southend (approx 28km south east) and Stansted (approx 30 km north), both providing flights to mainland Europe and beyond.



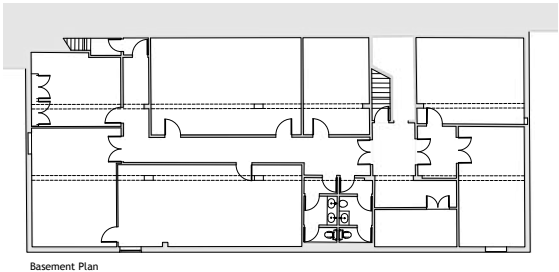
EXISTING BUILDING

The subject property is a concrete framed, brick faced 4 storey detached premises with a flat roof. The property is set back from the street with dedicated car park accessed via Fairfield Road. Internally, the building is arranged to provide mainly open plan offices with ancillary facilities in the basement.

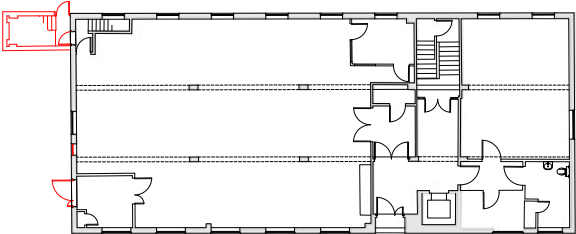
The property comprises a self-contained office building arranged over basement, ground and two upper floors occupying a site area of approx. 0.22 acres and providing approx. 19–20 parking spaces.

| Floor | Size sq.ft. NIA | Size sq.m. NIA |
|--------------|-----------------|----------------|
| Ground | 2,487 | 231.1 |
| First | 2,575 | 239.2 |
| Second | 2,545 | 236.4 |
| Basement | 1,583 | 147.0 |
| Total | 9,190 | 853.7 |

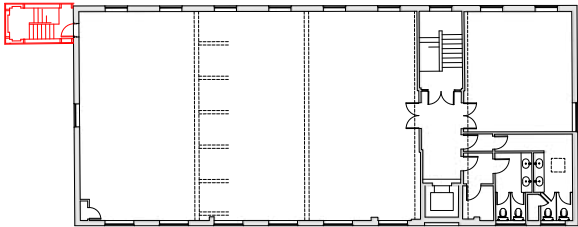
(The sizes have been obtained from the VOA and have not been verified.)



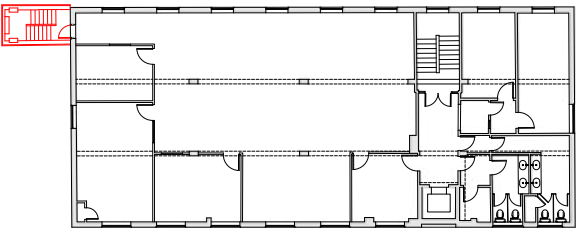
Basement Plan



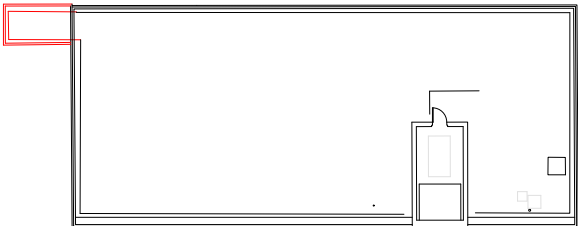
Ground Floor Plan



Second Floor Plan



First Floor Plan



Roof Plan



SITE

The site area totals approximately 0.22 acres or 9,613 sq ft

PLANNING

The current use is B1 Offices (formerly occupied by The Job Centre).

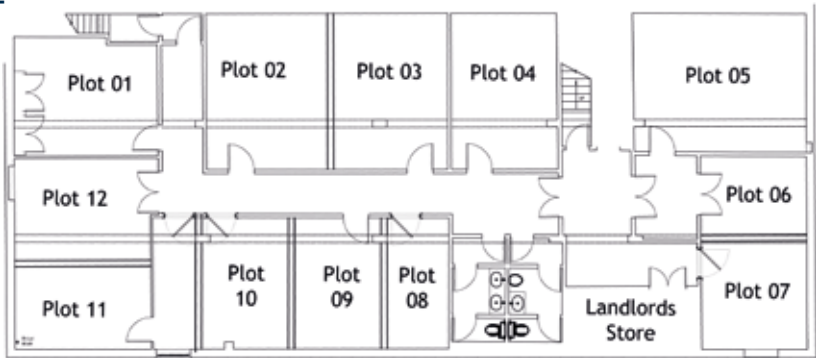
Planning permission has been approved by Brentwood Borough Council under application no – 19/01300/FUL for a 3rd floor extension to create 4 × 1 bed flats and a further application is pending to convert the existing building in to 6 × 1 bed and 6 × 2 bed flats under Permitted Development rights, giving a total of 16 flats.

| Total Residential sqm | Total residential sqft | Resident mix | |
|-----------------------|------------------------|--------------|------|
| 894 | 9619 | 1b2p | 2b3p |
| Total | | 10 | 6 |

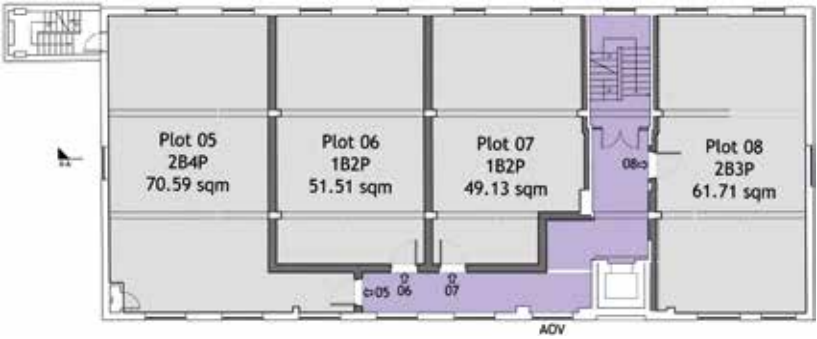


PROPOSED PLANS

BASEMENT



FIRST FLOOR



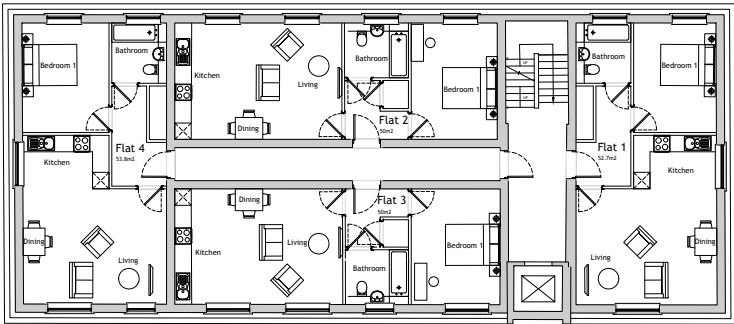
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



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TERMS

Our clients are inviting unconditional offers for the freehold with vacant possession

PRICE

Offers in excess of £1.95 million pounds

VAT

Value added tax not applicable

VIEWING & FURTHER INFORMATION

Contact joint sole selling agents:



Abas Anwar
07803 850230
abas.anwar@strettons.co.uk

Chris Collins
07803 858228
chris.collins@strettons.co.uk

LETTING

Alternatively, our client may look to let the building as whole.

LEGAL COSTS

Each party to bear their own.

EPC

EPC Rating C, the EPC certificate is available upon request.



Mark Mannering
07896 768002
mark.mannering@massandco.com

Please note: These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

