

KINGS HOUSE, 101 - 135 KINGS ROAD, BRENTWOOD, BRENTWOOD, ESSEX, CM14 4DR

TO LET - FIRST FLOOR OFFICE ACCOMMODATION

11,300 sq.ft (1049.80 m²)



Location

Brentwood is an affluent commuter town and one of the better established office locations in the north eastern sector of the M25. The town benefits from excellent communications, with Junctions 28 and 29 of the M25 Motorway within 2 and 3 miles respectively from the subject property. In addition, the A12 passes through Brentwood providing direct access to Central London.

The nearby mainline railway station provides services to London Liverpool Street Station, every 10 minutes with a journey time of approximately 30 minutes. In addition, Brentwood will be one of the main stations in the Crossrail Scheme linking Heathrow Airport in the west to Shenfield in the east. Brentwood has attracted a number of major corporate occupiers such as Ford Credit, SKY, Countryside, BT, Baker Tilly and The National Centre for Social Research amongst others.

Kings House occupies a prominent position fronting Kings Road at its junction with Queens Road. Kings Road in turn links to the A1023 (London Road) providing direct access to the M25 (Junction 28).

Accommodation

Kings House comprises a self-contained office property constructed in 1988 of reinforced concrete frame construction with brick clad elevations under a tiled mansard roof. The available accommodation comprises the entire first floor office suite.

First Floor Offices	11,300 sq.ft (1049.80 m ²)
Parking	38 spaces

Terms

A new FRI lease will be available for a term to be agreed but contracted outside of the security provisions of the L&T Act 1954

Service Charge

In addition to the rent, there will be a variable service charge applicable for the recovery of costs for providing common services. Current 2017/2018 financial charge is £8.00 psf per annum.

Rates

Rateable Value	£189,000
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Energy Performance Asset Rating

E 101-125	123 This is how energy efficient this building is
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Legal Costs

Each party to bear their own

VAT

VAT will be applicable

Viewing & Further Information

Contact joint sole agents Mass & Co and Savills.

Mark Mannering - mark.mannering@massandco.com

OR

Mike Storrs - mstorrs@savills.com